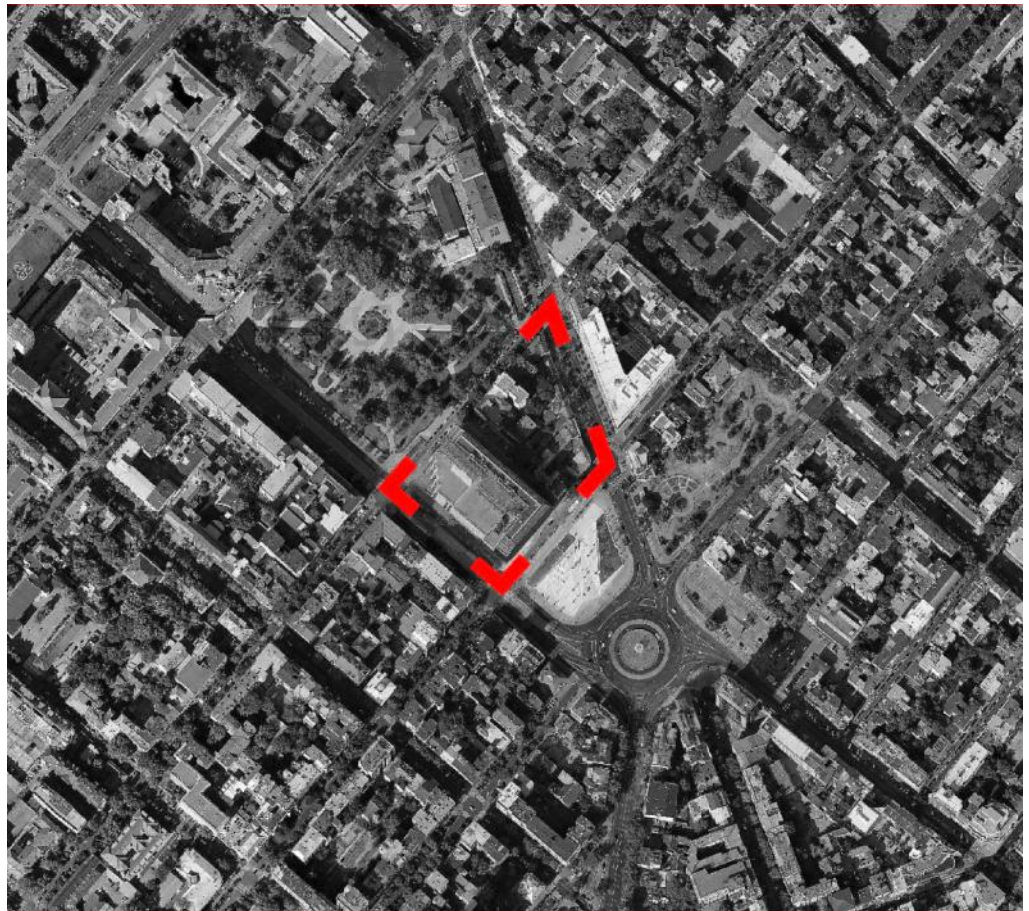


„MAISON ROYAL“ doo Beograd
in cooperation with the Association of Belgrade Architects



PROGRAMME
for open, survey, single-level, international, anonymous,
urban-architectural competition for the part of the block between the streets:
Kralja Milana, Svetozara Markovica, Nemanjina and Kralja Milutina in Belgrade

July, 2021.

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Announcer / Orderer of the competition:
„MAISON ROYAL“ doo Beograd
www.maison-royale.net

Competition conducted by:
Association of Belgrade Architects, Kneza Milosa 7a/III, Belgrade
www.dab.rs

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ATTACHMENTS TO THE PROGRAMME- BASIS AND ACCOMPANYING DOCUMENTATION

1. REASON AND OBJECTIVE OF THE COMPETITION

The subject of the competition is the urban-architectural solution of the part of the block of the central city zone, between the following streets in Belgrade: Kralja Milana, Svetozara Markovića, Nemanjina and Kralja Milutina in Belgrade.

Competitive scope - a narrow competitive scope, which is the subject of the competition solution, is the area defined by the regulations of Kralja Milana, Svetozara Markovića, Kralja Milutina streets, and the internal road next to the building of the National Bank of Serbia. The total area of the narrow scope of the competition is about 0.7 ha.

Competitive scope - a broad competition scope is the entire block that includes the zone of the competition solution, the area defined by the regulations of the streets: Kralja Milana, Svetozara Markovića, Nemanjina and Kralja Milutina. The total area of the broad scope of the competition is about 1.9 ha.

The reason for announcing the competition is the Decision on the development of the Plan for detailed regulation of the city block between Nemanjina, Svetozara Markovića, Kralja Milana and Kralja Milutina streets ("Official Gazette of the City of Belgrade" No. 130/20) and the fact that this precious area is in the central zone of the city is today in an inadequate regime of use (in a significant part), neglected and inconsistent with the affirmed potentials of the immediate environment, both in terms of urbanity, construction and ambient, as well as in terms of utilization of functional, spatial and investment resources. The competition is announced for the purpose of checking the spatial and functional capacities of the location, review the construction rules and urban parameters defined by the valid PDR for the block between Nemanjina, Svetozara Markovića, Kralja Milana (Serbian rulers) and Kralja Milutina streets "Official Gazette of the City of Belgrade" 53/15), and in accordance with the PGR of the construction area of the headquarters of the local self-government unit – the City of Belgrade and obtaining proposals for the highest quality urban-architectural solution which will define the purposes, capacities and morphology of new construction within the competition scope and its relationship with the environment, especially in relation to the constructed multi-storey buildings with the aim of completing the urban transformation of the said block.

In accordance with the competition task, programme requirements, significance and potentials of the location, **the aim of the competition** is to choose the highest quality urban-architectural solution, which corresponds to the environment and is adapted to the values of the environment. The aim is to see the current potentials of the space in accordance with today's cultural-historical context, significance and development of the subject space, with the anticipation of future development, through competitive activities.

The aim of the competition is, based on the analysis of spatial qualities, potentials and limitations, as well as the needs and requirements of the immediate and wider environment:

- define optimal (the most rational and of the highest quality) development possibilities of the space and potentials for new construction;
- define the units according to the purpose and content of the facilities in accordance with the planned, ambient and other characteristics for which the rules of construction can be determined through planned elaboration;
- define height regulations in relation to neighboring structures, especially the two dominant facilities in the area: the National Bank of Serbia and the Hilton Hotel;
- review the space from all other aspects in order to develop the content and design of the location in accordance with the positional and essential importance for the immediate environment and the city as a whole;
- review and define, through spatial-program verification, the most optimal relationship of planned purposes and contents: housing, business, trade, etc., and in accordance with the broader position of the block in the urban matrix of the city;
- define a recognizable urban-architectural solution adequate to the significance of the location that corresponds to the environment;
- to determine and define pedestrian paths through the block, to see the views and stylistic characteristics of the buildings.

The selected solutions will represent the basis for the formulation of the planning solution and the preparation of urban - planning documentation for the subject area.

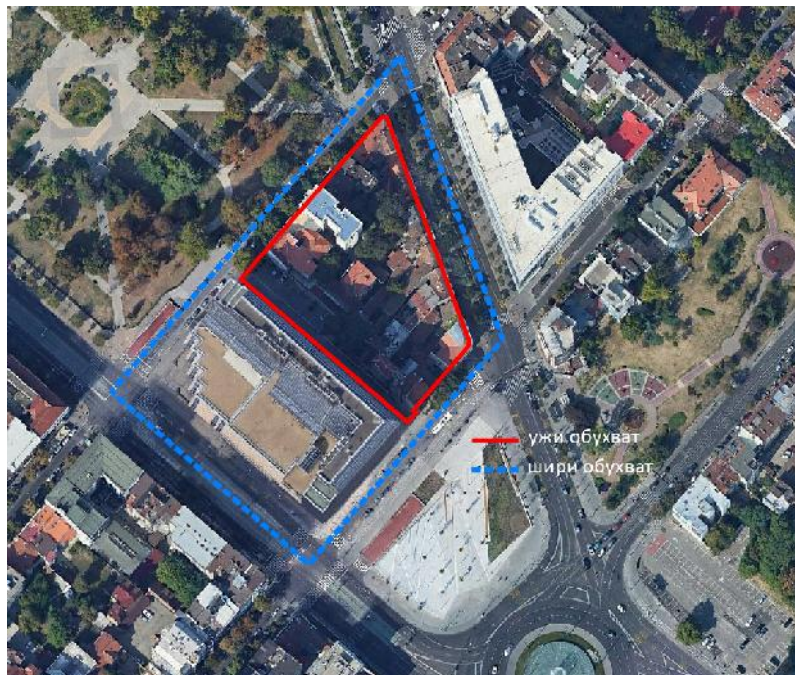


Figure 1 - Ortho-photo image with the border of the competition

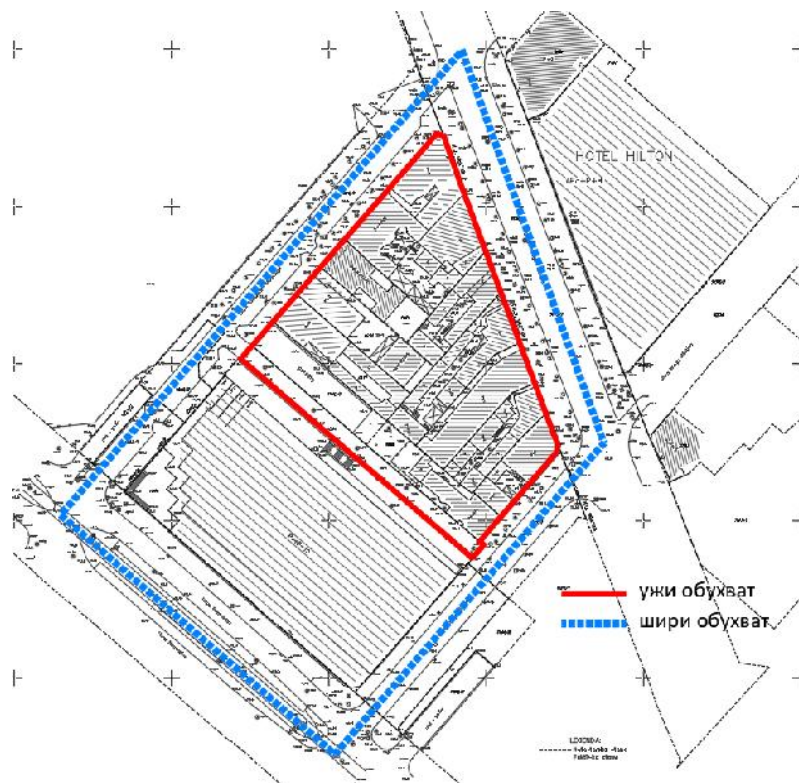


Figure 2 - Cadastral plan with the boundary of the competition

2. GENERAL CHARACTERISTICS OF SPACE

2.1 Wider area and direct vicinity

The subject area belongs to the central zone of Belgrade, which includes the historical center of Belgrade - "town in a trench", Terazije, Slavija, Svetosavski plato, the port of Belgrade, the Sava amphitheater and Prokop.

This whole reflects the historical development and growth of the city from the city nucleus - Belgrade Fortress, Belgrade ridge and Kralja Aleksandra Street to Smederevo Road and growth to the banks of the Sava and the Danube. It developed in the old city center, forming a matrix of compact blocks with fully defined parcelling, regulation of streets and buildings with mostly marginal construction and associated open public spaces. In terms of capacity, the center of Belgrade still remains the area of greatest concentration of residents, employees, built facilities and attractive functions. According to urban characteristics, typology of construction, monuments, ambient and other values, this whole represents the most complex and most attractive area of Belgrade.

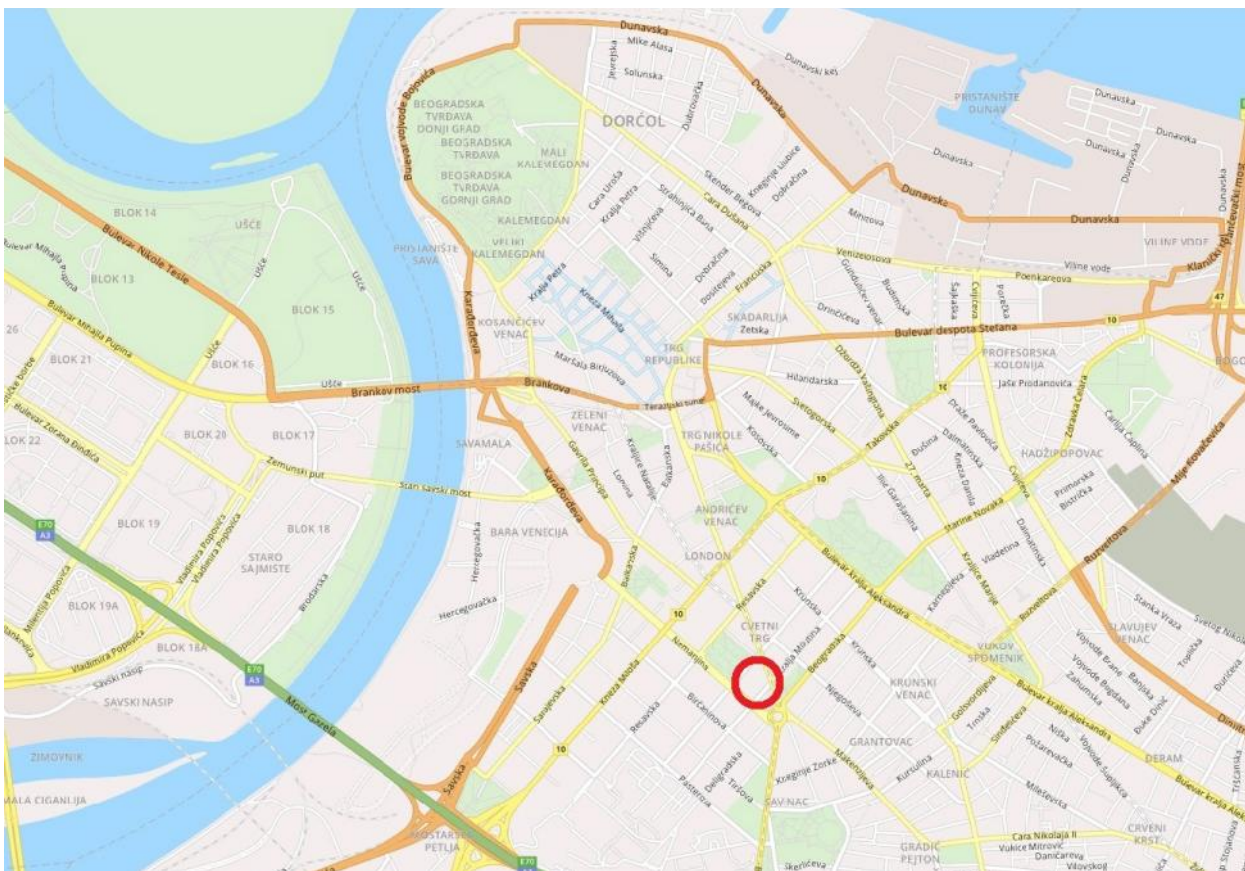


Figure 3 - location of the location in the wider environment

Most of the territory of the center of Belgrade is defined as a permanent property of Belgrade. Cultural properties of exceptional importance, cultural properties of great importance, cultural properties and properties that enjoy prior protection, fixed elements of greenery, archeological sites of all ranks of protection, protected views, streets located in the center are the elements that are dominant in relation to general and special rules for the construction and arrangement of space.

The existing clearly articulated area of mixed central functions, areas of public purpose and content, formed from the historical core - "towns in a trench", towards Slavija and Bulevar kralja Aleksandra, is continuously supplemented with new central and public contents of the highest rank. New facilities are planned on the banks of the Sava and Danube, as well as in the immediate contact area.

Concentrations of central activities are also planned along the transverse connections between the coasts, mainly in the existing streets, connecting the traditional center with attractive points on the coast. In addition to the most important public urban spaces along the main city routes, such as Kneza Miloša Street, Takovska

Street, Despota Stefana Boulevard, Cvijićeva Street, Dimitrija Tucovića Street, Belgrade Street, Jugoslovenske armije Boulevard and others, the most important connecting and transverse routes in this zone are Kralja Petra Prvog Street, Francuska street, Brankova street, Balkanska street, Nemanjina street, Rooseveltova street, Mije Kovacevica street and others.

The center of Belgrade is characterized by edge construction in formed blocks with mixed purpose. The combination of housing, commercial and public facilities of significant storeys is characteristic of the zone of the center of Belgrade and forms the predominant urban fabric. The planned network of representative commercial and central contents includes quality public spaces and, as such, should become the initiator of the renewal of the existing inactivated parts of the city matrix of Belgrade.

Representative city area Manjež – Slavija

The area of Slavija belongs to the central zone of Belgrade and according to the relief it represents a part of the most important city route on the area Kalemegdan - Slavija and further to the Vracar plateau. This area represents the most significant longitudinal monumental ambient value that ends with a powerful traffic node, the "Autokomanda" intersection. The focus of this area is Slavija, one of the most important traffic nodes in Belgrade, where transit, destination and local trips that gravitate to the central area meet. Slavija Square is also a crossroads of public transport routes (buses, trolleybuses, trams). According to its disposition in relation to the old town, it is one of the central urban points of the central zone of Belgrade, to which the East and West Vracar converge (West Vracar today administratively belongs to the municipality of Savski Venac).

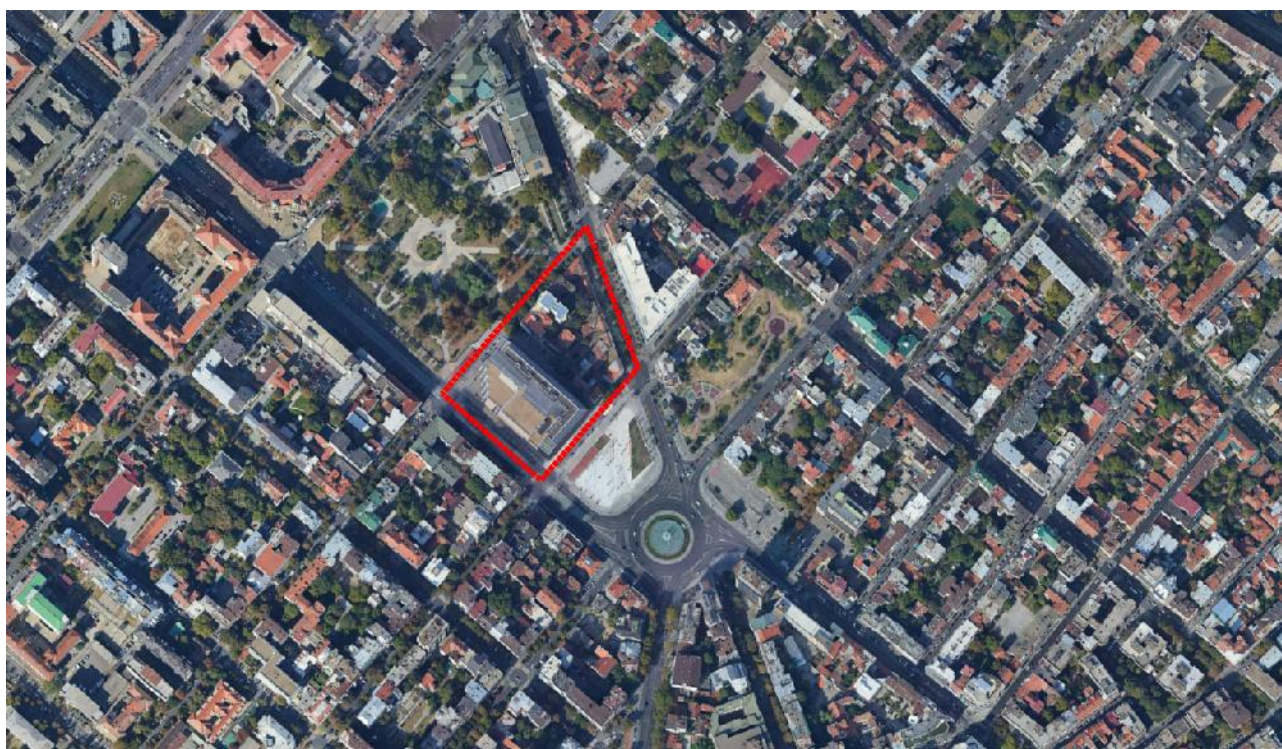


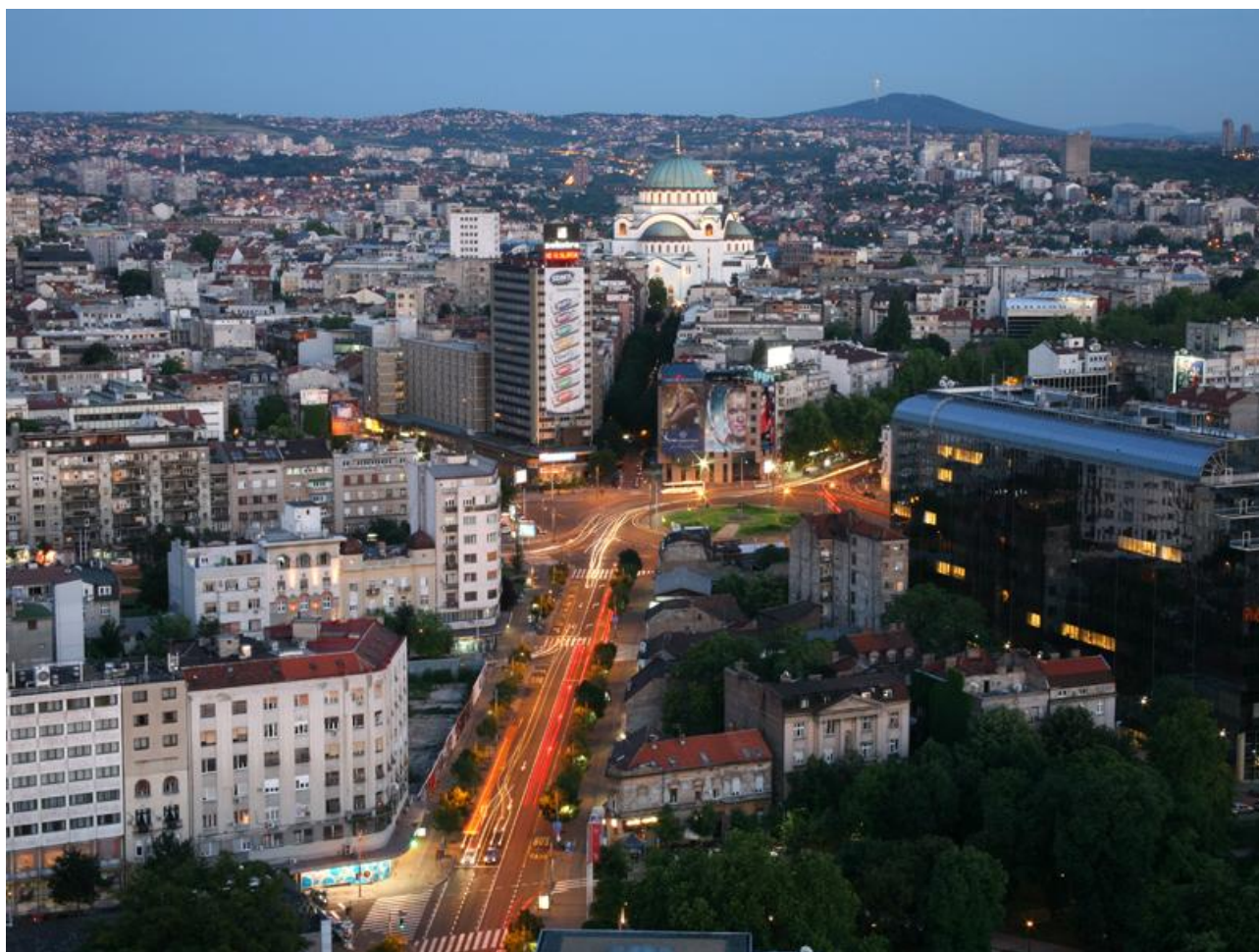
Figure 4 – broad area of Slavija Square with the marked position of the subject block

Slavija is an urban space whose morphology and physiognomy were being formed over many years in different social and economic conditions. Material evidence of the origin is preserved in the existing street format change, parcelling and buildings, some of which represent cultural-historical and architectural-urban values through which the entire development of this area is reflected. The wide sector around Slavija Square was consistently built according to the orthogonal system, with the exception of a smaller complex around Svetosavska Street, between Makenzijeva street and Bulevar oslobođenja and the diagonal extension of Kralja Milana Street.

The existing morphology and physiognomy arose as a result of often spontaneous and chaotic processes, destruction, but also deliberate urban endeavors, planned and realized gradual transformation and urbanization.

The area of Slavija, in addition to traditionally represented housing, is a center of business, commercial and social facilities. It is a zone of compact city blocks (closed blocks of edge construction) with clearly defined regulation towards the street, high population densities, indices of construction and occupancy of plots. The parcelling and height regulation is diverse and ranges from small and irregular plots with several ground floor buildings on the plot (partaje) to proper parcelling with high city buildings with trade and business on the ground floors and low-rise floors, sometimes with auxiliary buildings inside the blocks. These blocks are often characterized by an untidy interior with neglected green areas and a great lack of parking space. Housing appears in the form of family houses from the beginning of the last century, multi-family buildings of the interwar period and modern architecture of the second half of the XX century.

The wider area of Slavija is an important social and business center, with great development potential, primarily for central city and business facilities. Therefore, Slavija should be viewed as a strong multifunctional center, future plans should limit the contents of administrative business and thus reduce the discrepancy between the day, afternoon and night attractiveness of this area. Housing, traditionally represented in this area, should be further developed (apartment, luxury).



Picture 5 - view towards the Vracar plateau, 2011.

Different urban structures, including the quality of buildings and the attitude towards the environment, are a consequence of unfinished urbanization and its discontinuity. In relation to the significance and potential of the location, the space of Slavija, overall, is inadequately used, unclear and insufficiently recognizable, and the result is a decomposed and unfinished urban-morphological whole. In a broader sense, the quality of this location is the natural conveniences of the terrain and its position in relation to the dominant traffic routes and other traditional city centers.



Picture 6 - Slavia Square - view towards the competition block
 © www.booking.com



Picture 7 - Slavia Square - view towards the competition block
 © Dragan Jevremović, www.politika.rs

The functional and ambient structure of immediate and wider gravity is formed by a triangle that consists of Kralja Milana Street as an important line center and shopping street, Nemanjina Street as an administrative - business center and Slavija Square as a traffic node.

In the immediate vicinity are important city landmarks: Park "Manjež", Flower Square (Cvetni trg), the Officers' Club building nowadays widely known as the "SKC", Hotel "Slavia" and new facilities of the Yugoslav Drama Theater and Hotel "Hilton".

Park "Manjez", built in the early thirties of the XX century, was reconstructed in 2016 and is one of the rare green areas in the vary center of Belgrade. The regular rectangular shape with two diagonal paths, the park that leads to Nemanjina, Resavska and Svetozara Markovića Street, also functions as an important corridor for pedestrian traffic.

The Pjacet, that is, the plateau of Slavija Square, is in the zone towards Nemanjina Street, uneven, amphitheatrically shaped, oriented towards the fountain.



Picture 8 - Manjež Park
 © D.Milenković / RAS Srbija



Picture 9 -Pjacet on Slavija Square
 © Milena Arsenić

The competition scope is located between the two mentioned public open spaces: the park "Manjež" along Svetozara Markovića Street and the square along Kralja Milutina Street.

2.2 Competition scope

The area of wider competition scope consists of a block located northwest of Slavija Square, between Kralja Milana street, Svetozara Markovića street, Nemanjina street and Kralja Milutina street. The part that is elaborated in more detail within the competition (narrow competition scope) includes the northeastern part of this block, ie the plots that are oriented towards the streets of Kralja Milana, Kralja Milutina and Svetozara Markovića. The plots of this block belong to the Belgrade municipality of Savski Venac, and the regulation of the side of Kralja Milana Street with even numbers represents the border between the cadastral municipalities of Savski Venac and Vracar.

The block in question is part of an orthogonal street matrix, is trapezoidal in shape and has an average area in the context of the central zone of Belgrade. With its southeastern front, along Kralja Milutina Street, it forms the northwestern facade of Slavija Square.

Within the observed scope, the regulation and construction line, as parameters that give identity to the space, coincide and form a block with edge construction and clear parcelling, which should be an important element for establishing continuity in planning interventions for construction of new facilities. The whole block is urbanistically unfinished, it has been in the process of urbanization for a long time, and the existing built structure consists of business and residential buildings of different creditworthiness and character. The construction fund documents the diversity of present forms and styles, as well as various cultural influences.

The southwestern part of the block, bordered by Nemanjina, Kralja Milutina and Svetozara Markovića streets, with its 53,000 m², occupied an imposing building of the National Bank of Serbia. The building, floors P (ground floor) + 9 + Pk (attic), was built in 2006, after 15 years of construction.

The NBS building is separated from the rest of the block by an internal, fire-fighting road, which is the only pedestrian crossing through the block.

The form and position on the plot of the NBS building, with free treatment of all four facades of this grandiose size, provide the NBS building with the character of a free-standing building, contextual in the immediate and wider environment of the central city zone. In this sense, the NBS building certainly represents an element of discontinuity within the prevailing system of the urban environment and a constraint for future construction.



Picture 10 - National Bank of Serbia from Nemanjina



Picture 11 - internal road in the block

The northeastern part of the block (narrow competition scope), between Kralja Milana, Svetozara Markovića, Kralja Milutina streets and the internal road to the NBS, is urbanistically unarticulated, characterized by high occupancy and uneven height regulation. The only common feature of the built structure of the block segment is the edge construction. The buildings have different purposes, quality and creditworthiness - from family housing with activities on the ground floor in buildings of almost a hundred years of age and without ambient values, through multi-family buildings of Belgrade interwar architecture with stylistic characteristics typical for the construction period, to newer multi-family buildings. On some plots there are several buildings, with business or residential-business facilities along the street and residential and auxiliary ones in the interior of the plot.

Due to ownership relations, but also car approaches, the transformation and replacement of buildings was least realized on the plots along Kralja Milana Street. Therefore, in that zone, the buildings are mostly ground floor or P (ground floor) + 1 with auxiliary buildings inside the block. By purpose, they are mostly family or multi-family residential and business buildings.

Along Kralja Milana Street, as a consequence of ownership relations, but also the restrictions on the vehicular passage to the plot in the context of modern regulations and needs, the transformation and replacement of buildings has been least realized. In that zone, the buildings are mostly ground floor or P (ground floor) + 1 floor with auxiliary buildings in the interior of deep plots, all of poor quality.

In Kralja Milutina Street, in addition to two residential and business buildings of lower floors, there is also a multi-family residential building of interwar architecture, storeys P (ground floor) + 5 + Pk (attic), positioned along the border of the NBS plot, so there is a kalkan on the northeast facade of the NBS.

Along Svetozara Markovića Street, multi-family residential buildings were built, floors P (ground floor) + 3 to P (ground floor) + 7 + Ps, most often with catering facilities on the ground floor.



Figure 12 - view of the block towards Manjez



Figure 13 - view of the block towards Slavija

On the ground floor of one of these buildings (on cadastral parcels 1033 - cadastral municipality Savski venac) there is one of the oldest restaurants in Belgrade, the famous cafe "Manjez", which began operating in 1922. For decades, the traditional Serbian tavern was considered a very prominent place visited by artists, journalists, politicians, as well as foreigners who come to Belgrade.

In the entire area of narrow competitive scope, in the period after the Second World War, only one building was realized, in accordance with the conditions of the Detailed Regulation Plan in force - in Svetozara Markovića street, no. 45 (cadastral parcels 1030, cadastral municipality Savski venac), a multi-family residential building with business on the ground floor, floors P (ground floor) + 7 + Pk (attic).

Vehicular passage to the plots are realized exclusively from Svetozara Markovića and Kralja Milutina streets, except for the building of the National Bank of Serbia with access ramps for the underground garage from Nemanjina street, outside the Bank's plot, ie. on opposite sides of Kralja Milutina and Svetozara Markovića streets. The new facility at Svetozara Markovića str., no.45 and the National Bank of Serbia are solving the parking needs within the NBS underground garage and at a dozen open parking spaces along the internal / fire-fighting road. Other parking needs are being solved, mostly in the street parking lots in Svetozara Markovića and Kralja Milutina streets.

The interior of the block is untidy and inaccessible, with low-rise ancillary buildings and smaller green areas. The most valuable and most dominant category of greenery is represented by tree lines that exist in all perimeter streets.

3. SPECIAL CHARACTERISTICS OF SPACE

3.1 History and development of space, architectural and cultural heritage

3.1.1 Space development

Vracar is one of the central municipalities in Belgrade, which stretches along the northwestern hilly side of the Vracar hill, mostly of a residential character. The southern side of this plateau descends towards Čuburski potok (today Južni Bulevar (South Boulevard) street), while towards the northwest it extends into Terazije ridge, which ends steeply on the banks of the Sava and the Danube rivers.

This part of Belgrade was formed between the most important (in the period of initial urbanization of this area) communications: Constantinople and Topcider roads. The mentioned traffic routes are still in frequent

use, on the routes of Bulevar kralja Aleksandra and Kneza Miloša Street and still represent generators of development. The third road, Kragujevac road, which was preserved in the direction of Kralja Milana Street and part of Bulevar oslobođenja, divided the area of Vracar as it does today, into East and West Vracar. Today, West Vracar administratively belongs to the northern part of the municipality of Savski Venac.



Figure 14 - Plan of Belgrade from 1878, ing. Stevan Zaric with the marked position of the subject block

The border between East and West Vracar, ie the border of the cadastral municipalities of Vracar and Savski Venac in the area covered by the competition, is Kralja Milana Street.

The history of the continuous development of this area can be traced back to the middle of the 19th century. Along with the works on the reconstruction of the old town in the trench and on the transformation of Terazije into the center of the capital, the city gradually expanded beyond the last city district streets - Katićeva street and Beogradska street at that time. The process of forming West Vracar began in the 1840s with the famous plan of Franz Janke. Within the territory itself, and closer to the zone of connection with East Vracar, some streets were of greater importance from the very beginning, and others of less importance. These were mostly streets with a strict residential character, significant views towards the Sava river or Slavija, and their architectural structure consisted of one-storey houses or those with a high ground floor, sometimes in the form similar to the type of city villa. The remains of this heritage are still read today, supplemented by objects of interwar and modern architecture.

At the exit of Kragujevac Road from the city region, at the end of the 70s of the 19th century, a smaller triangular non-parceled terrain was formed, as the beginning of the future Slavija Square. On the plans of Belgrade from 1884 (Fig. 15) and 1896, the corner of Makenzijeva and Svetosavska streets was drawn deep across the southeast, which created space for a possible new square.

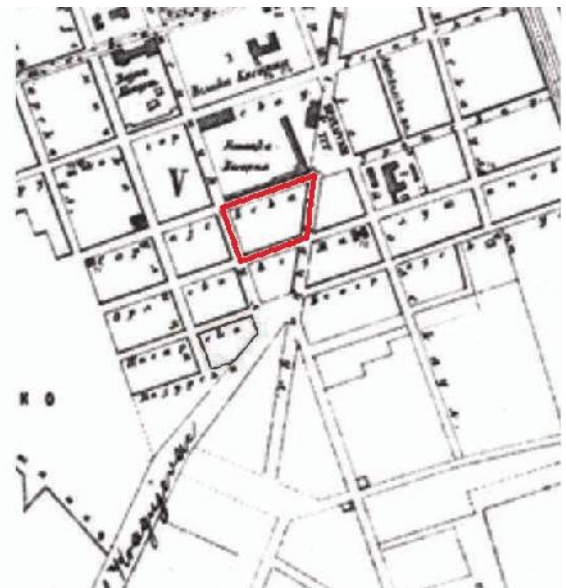


Figure 15 - Plan of Belgrade from 1884, with the position of the subject block

Another important moment in the development of Slavija was the adoption of the General Plan of Belgrade in 1908, when the architect Alban Chambon introduced the characteristics of French urbanism and with the aspiration for larger axial compositions gave importance to the Slavija - Terazije - Kalemegdan axis. As part of such a concept, he plans a circular star-shaped Slavija square with a triumphal arch in the center and ends that monumental axis at the highest elevation, the temple of Saint Sava.

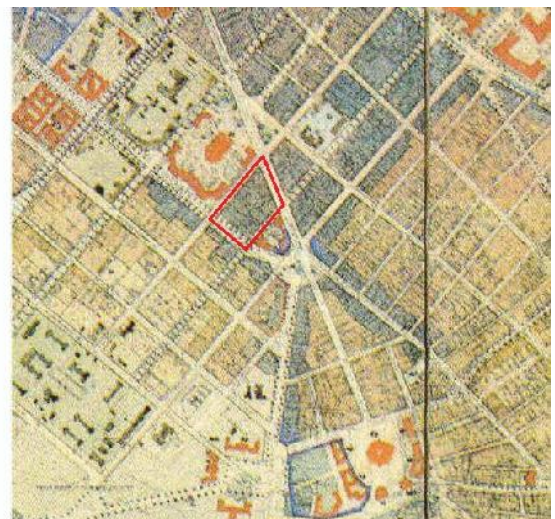
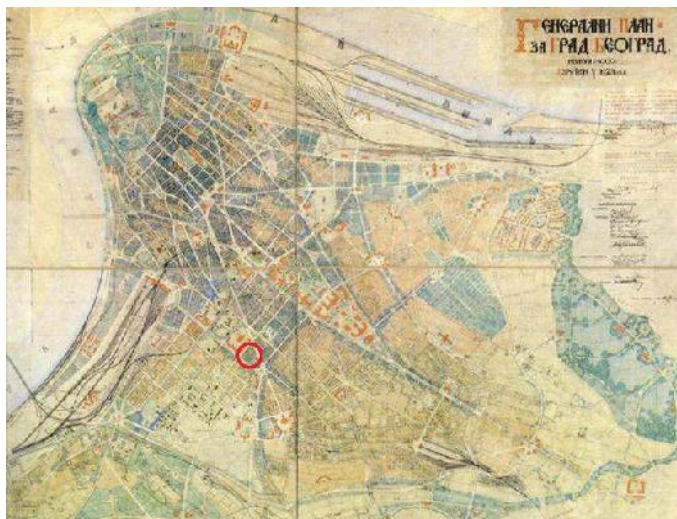


Figure 16 - Plan of Belgrade from 1923, Đorđe Kovaljevski, with the marked position of the subject block

With the construction of public buildings, the Hotel Slavija (1888) and the Peace Hall (1889), as a kind of cultural center, the situation on Slavija was partially clarified. With the adoption of the General Plan in 1923, Djordje Kovaljevski defined the current regulation of the square with a circular island (Fig. 16). With the intensive construction of the area between the two wars, the old construction fund was replaced, but a smaller number of single-storey houses were left, which were in the forefront. The buildings from that period belong to different stylistic directions, they are characterized by the characteristics of eclectic and modern architecture.

In the last decades of the 19th century, the area of Vracar, initially of an economic character, thanks to the arrival of new owners who started the subdivision of land for the construction of family houses, suddenly grew into a residential area. The change of purpose in this part of Belgrade had a direct impact on the urban structure of the area with consequences that last to this day.

The historical presentation of the development of this area shows that the process of modern Serbian urbanism outside the so-called "Town in a trench" began. Just in Vracar (West and East). By adopting the inherited communication directions, in the middle of the 19th century, a system of orthogonal scheme of street regulation, internal communication and arrangement of buildings was realized in this territory. Therefore, this space can be recognized as a kind of constructed symbol not only of the urban transformation of the capital, but also of the social emancipation of the local community, ie as an example of newly established social and communal relations. This is evidenced, among other things, by private houses and buildings that were being built along the edge of Slavija Square since the 1980s and which were shaped in the spirit of European architecture of historical styles and represented visual benchmarks and important contents of the bourgeois identity of that time.

The history of Belgrade tram traffic has begun, also encompassing this area. The first Belgrade tram with a horse-drawn carriage was put into traffic in 1892, and it ran on the route Kalemegdan - Slavija. This line ran under number 1, and soon line 2 started from Slavija to the Officers House, and through Nemanjina street to the Railway Station.



Picture 17 - aerial shot of Slavija, from Aleksa Nenadović to Resavska, 1930s

Between the two world wars, almost nothing was built on Slavija.

In 1942, during the German occupation, a roundabout was built on Slavija and the drainage of wastewater to the Sava River was regulated, which is still in function today.

In the period after World War II, Belgrade developed mainly on free areas and spread around the old city fabric, somewhat neglecting the reconstruction of the city center. Despite that, intensive planning was done in the area of Slavija, a large number of urban proposals were given for the solution of this area, but it is characteristic that a very small part was affirmed through the realization. Practically, the development was reduced to remodeling the space, edge construction, and closing and thickening the existing blocks. Over time, minor interventions and additions were made that did not contribute to the understanding of the overall solution, so phasing and gradualness were the ways to realize this area. The space developed in segments, plot by plot, in accordance with current social needs.



Picture 18 - aerial shot of Slavija from Svetozar Markovic to Vracar, 60s of the XX century

Slavija Square changed its name to Dimitrije Tucović Square in 1947, and in 1949 in the center of the square, on the grassy central space, a bust of Dimitrije Tucović, the leader of the labor movement and the founder of socialist ideas and the social democratic movement in Serbia, was placed. Beneath the bust were his remains. After the reconstruction of the square in 2017, the monument and the bust were moved, and a fountain was built in their place. In 2000, the name Slavija was returned to the square.

The plan for the reconstruction of the central zone of the city, made as part of the General Plan of Belgrade in 1950, dealt with some significant city areas, including Slavija (Dimitrije Tucović Square). Based on the Regulatory Plan, the Slavija Hotel was built in 1962, which was expanded and extended in 1989.



Figure 19 - GUP of Belgrade in 1972., A.Đorđević and M.Glavički



Figure 20 - GUP of Belgrade in 1985., Konstantin Kostić

General urban plans (1972 and 1985), as well as plans, studies and analyzes that represent their further elaboration, define Slavija as one of the priority areas for development. The spatial and program concept of Slavija is seen within the framework of a predominantly business and shopping center with an emphasis on the creation of pedestrian spaces and ambiances, simplification of surface solutions and a new functional organization of underground and aboveground structures.

Similar spatial-planning determinants are taken over by the General Plan of Belgrade from 2003, which envisages that the contact blocks around the square will be in the function of commercial and business activities and housing in a compact block with differential shopping streets and boulevards. The general characteristic of the space should strive for a large involvement of public space and central contents.

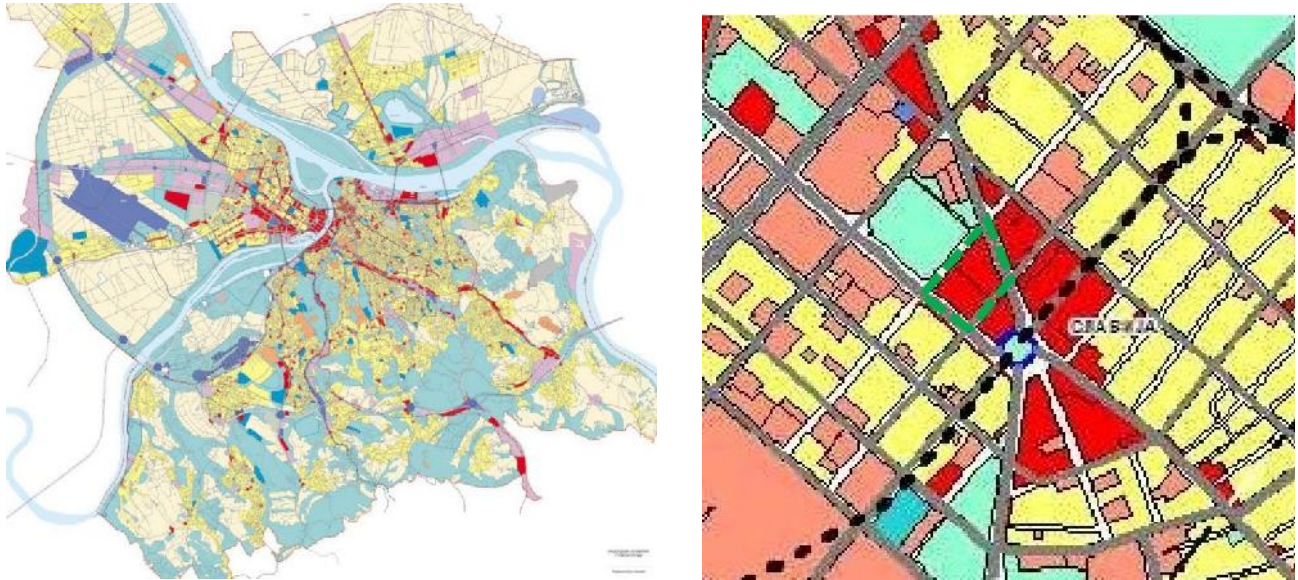


Figure 21 - General Plan of Belgrade from 2003, V. Macura and M. Ferenček, with the position of the subject block plotted

3.1.2 Architectural and cultural heritage

The area of Slavija, according to its disposition relative to the old city center, is one of the central points of the central Belgrade zone, whose period of urban development lasts for almost 200 years. As part of the essential city route - Kalemegdan - Slavija to Vračar plateau, it has a high hierarchical significance and exceptional value in the urban city core. Elements of heritage in this area are the street matrix consisting of a network of streets with existing parceling, the characteristic shape of the square itself, the silhouette, and specific objects of interwar architecture.

Many buildings have been erected near the competition scope that stand out by their position in this city part view.

The house of Josif Šojat (33 Kralja Milutina) is located in the continuation of Kralja Milutina Street towards Njegoševa Street, relative to the competition location. It was declared as a cultural monument (Decision on Proclamation, "Official Gazette of RS" No. 65/19) with an exceptional cultural-historical and architectural-urban value and included in the immovable cultural property of the city of Belgrade. According to the design of architect Milan Zloković, it was built for the Belgrade investor and owner Josif Šojat, as a building with apartments for rent and shops on the ground floor, in 1927. The building forms a modernized structure with stylistic elements of Renaissance palaces of central and northern Italy and relief accents inspired by the Baroque and Mannerist eras. As a work created by the interaction of architecture, sculpture, and painting, the house of Josip Šojat is a unique example of Belgrade's residential architecture of the first half of the 20th century. It is a rare example of art deco style that contributed to this style affirmation in Belgrade and Serbia between the two world wars. Although one of the early works of architect Zloković, pointing to his historicism to modernism transition phase, the house of Josip Šojat is one of the most significant works of this author.



Picture 22 – Josif Šojat Building, 1926.

www.milanzlokovic.org



Picture 23 - Josif Šojat Building, today

The Yugoslav Drama Theater (50 Kralja Milana), although sixty meters away from the competition location towards Resavska Street, is an immediate neighbor of the future construction from the aspect of the built structure. It was initially built around 1860 and represents an immovable cultural property, a cultural monument, as a property that occupies an exceptional place in the development path of the Serbian theater (Decision on Proclamation, "Official Gazette of the City of Belgrade RS" No. 23/84).

The block in which the Yugoslav Drama Theater and Manjež Park are today served the Royal Cavalry Guard during the Principality of Serbia; there were stables and barracks, and on the site of today's Yugoslav Drama Theater building was the Household Cavalry Regiment manege. Following the First World War, due to the war-damaged home building, the ensemble of the National Theater moved into a simple, one-story manege building. However, already in 1927, the "Wooden Manjež" completely burned down in a fire. In the same year, according to the plans of architect Nikolaj Krasnov, the theater building construction began on the burned manege site. From 1929 to 1931, there was a "Theater - Building in Vračar." Then, space was temporarily adapted for the National Assembly. Assembly sessions were held there until 1937 when the building was re-adapted for the needs of the theater, newly named "Vračar Theater." Since then, the building has been continuously used as a theater.

After the Second World War, in 1947, according to the design of architect Momčilo Belobrk, the "Manjež" building was again adapted and reconstructed, following the new socio-political ambiance. The building of the Yugoslav Drama Theater, which has since received its official new name, was a monumental modernist work, with a simple and unornamented facade and entrance porch. A particular accent was on the atrium (porch), in the central part of which there was a decorative pool with a bronze figure, the work of sculptor Boris Kalin.

In 1997, a fire broke out again in the former Manjež building, destroying the Grand Stage and almost the entire Yugoslav Drama Theater building. Based on the first-prize winning competition solution, by architects Zoran Radojičić and Dejan Miljković, the YDT building was reconstructed, modernized, and thoroughly renovated in the spirit of modern architecture. The current visual identity of the Yugoslav Drama Theater, although completely new compared to the previous ones, by retaining the basic idea of architect Momčilo Belobrk in the entrance porch and incorporating and "exhibiting" the facade of architect Nikolaj Krasnov, is homage to previous visual identities or the above architects.



Picture 24 - YDT, 1930.



Picture 25 - YDT, today
© MGB

"Slavija" Hotel (1-9 Svetog Save street) has dominated Slavija Square since the 1960s. It was built in 1962, on the corner of Makenzijeva and Svetog Save streets, according to the design of architect Bogdan Ignjatović, as a "commercial hospitality facility for guests who do not stay in the city for long." Positioned as the tallest of several towers, planned by the then urban plan, in the vicinity of the square, on the site of the hotel of the same name built in 1885 (architect and engineer František Nekvasil), which was destroyed in the 1941 bombing. Today, the recognizable 17 story tower bears the new name Slavija I and is part of the hotel complex, which, apart from it, comprises the significantly lower buildings Slavija II and Slavija III.



Picture 26 - "Slavija" Hotel, 1960.



Picture 27 - "Slavija" Hotel, today

The Social Security Building in Belgrade (30 Nemanjina) is located on the corner of Nemanjina and Svetozara Markovića Streets. It was declared a cultural monument (Decision on Proclamation, "Official Gazette of RS" No. 37/13) with architectural, urban, and cultural-historical values and included in the immovable cultural property of the city of Belgrade. It was built in 1962 according to the design of architect Aleksej Brkić, whose works were among the first to mark the new stage of Belgrade's construction. The geometric façade composition stands out on the building - construction, cubic perfection of volume, graphics of a black metal grid incorporating windows and dividing polychrome parapets. Apart from being one of the most valuable works in his oeuvre, it depicts the most significant elements of Brkić's architectural work. The Social Security

Building is the only work in Serbian post-war architecture where polychromy came to full expression and occupies a prominent place in the history of modern Serbian architecture.



Picture 28a - Social security building



Picture 28b - Social security building, facade detail

The National Bank of Serbia (17 Nemanjina street) is located on the corner of Nemanjina, Svetozara Markovića, and Kralja Milutina Streets. It was built in 2006, according to the design of Zagreb architect Grujo Golijanin, modeled after the world architecture of commercial buildings, current in the seventies and eighties of the last century - buildings whose visual identity is defined by materialization dominated by structural façade and tinted glass, the so-called "crystal palaces."

The building with 11 above-ground and four underground floors, complex functions and facilities, with modern management and security technology, is one of the so-called "smart buildings."

This building is part of a wider competition scope.



Picture 29a - NBS building from Nemanjina Street



Picture 29b- NBS building from the Slavija Square piazzetta

"Hilton Belgrade" Hotel (Kralja Milana street 35) on the corner of Kralja Milana and Kralja Milutina streets is the last one built in a series of buildings that ambiently determine the immediate environment of the competition scope. The hotel was completed in 2018, according to the design of architects Igor Marić, Božidar Manić, Aleksandar Sudžuković, Bojan Zabukovac and Zoran Mrvaljević. The building structure comprises nine above-ground and four underground floors. The visual character of the building towards the public space is defined by a dynamic segment facade that fits the environment and a pronounced sharp corner of the higher floors towards the corner of Kralja Milana and Kralja Milutina streets.



Figure 30a - Hilton Belgrade Hotel
© www.belgrade-beat.rs



Figure 30b - Hilton Belgrade Hotel
© Miloš Martinović

On the other hand, some locations in the immediate vicinity, despite numerous attempts, have not been realized to this day. The most famous is certainly the so-called Mitić's hole - most of the block covered by Kralja Milana, Beogradska, Njegoševa and Kralja Milutina streets, within which only a series of plots along Kralja Milutina Street is under constructed buildings, while the rest of the space is "temporarily" landscaped. The name Mitić's hole is due to the first in a series of unsuccessful attempts to realize construction in this area. In 1938, merchant Vlada Mitić, as the then new owner, intended to build a "Mitić magazine" in this area (a department store with accompanying contents intended for entertainment). "Mitić's magazine", with a planned height of 70 meters, was supposed to be the tallest building in Belgrade (Figure 30). In 1940, the existing buildings were demolished and construction began, but soon, following the onset of the Second World War, it was discontinued.

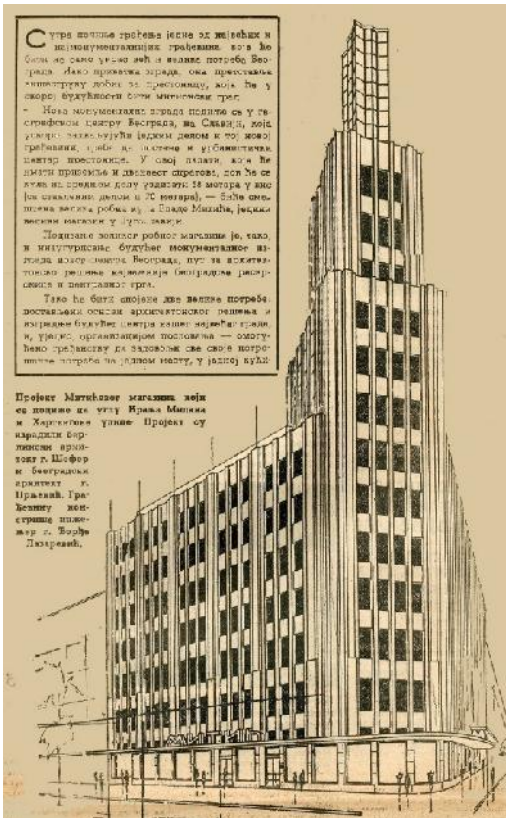


Figure 31 - Mitić's magazine, "Vreme," 1940.

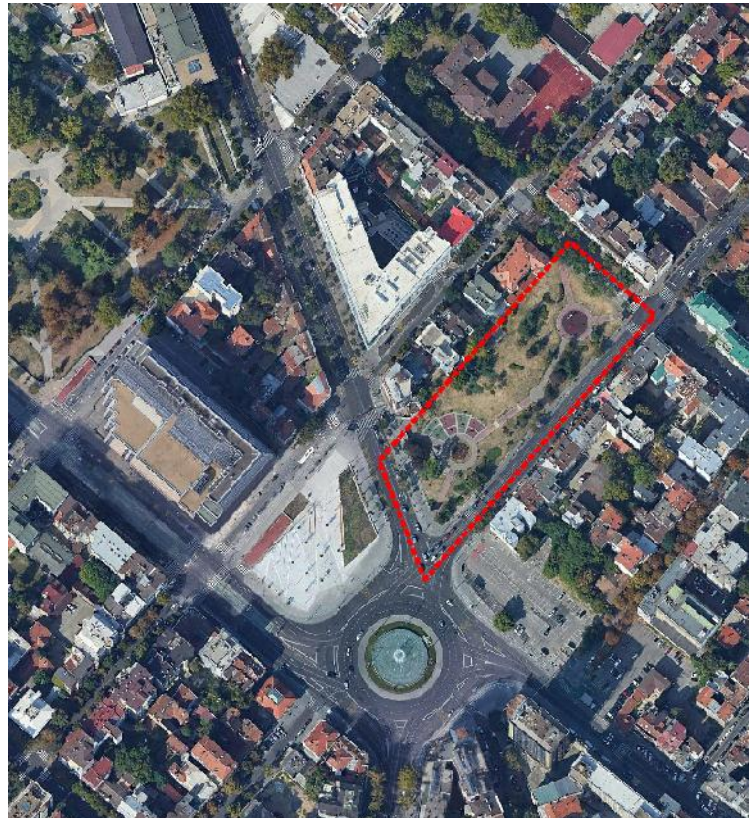


Figure 32- "Mitić's hole," today

From 1946 to 1980, this space was the subject of as many as 26 different projects, but none was implemented. Until the mid-eighties of the last century, the area of Mitić's hole was completely unarranged, and there was a parking lot in the part towards Njegoševa Street. During the mayor of Belgrade term of architect Bogdan Bogdanović, in 1985, the part towards the then Maršala Tita Street (today Kralja Milana) was landscaped and a large sundial was set. The sundial was removed in 1992 for another construction attempt, this time of "Dafiment Center", according to the first-prize winning competition solution of academician and architect Milan Lojanica. However, as previously, it was not realized. The current phase of preparing the DRP for the area between Kralja Milana, Beogradska, Njegoševa and Svetozara Markovića streets implies new construction attempts on the Mitić's hole site in the near future.

3.1.3. Studies, competitions, planning documents

The process of forming the urban core and planned development of Western and Eastern Vračar began in the middle of the 19th century as part of the implementation of the initial ideas of Belgrade urban reconstruction, which then began to expand beyond the trench and strive for a new urban character, like other European capitals. Until the Second World War, the development of this area was intensive but not always continuous nor consistent. Belgrade spread primarily on free surfaces in the second half of the 20th century, outside the old city core, neglecting reconstructions. The old core stagnated, beginning to collide with the functions and needs of the whole.

However, from the beginning of its development, until today, the area of Slavija Square with the immediate/wider environment has been the subject of continuous public and commercial interest of the professional public and potential investors. This space has been the subject of many analyzes, studies and reviews of urban and architectural concepts, both through competitions and through long models of expert opinion presentation. In accordance with the above, a series of urban proposals for solving the entirety of this zone, through revitalization or reconstruction of space, as well as numerous architectural and urban designs for individual plots and locations in blocks around the square emerged. However, despite the large number of studies, urban plans and competition designs for the subject area as a whole and its segments, the percentage of those confirmed through the implementation is small, and the area of Slavija has remained spatially unshaped to this day.

Apart from testifying to the complexity of the subject space and the need to affirm own image of the environment within the current context, all of the above is indisputable generational confirmation of the complexity of various influences that result in discontinuities in urban development and final shaping of Slavija.

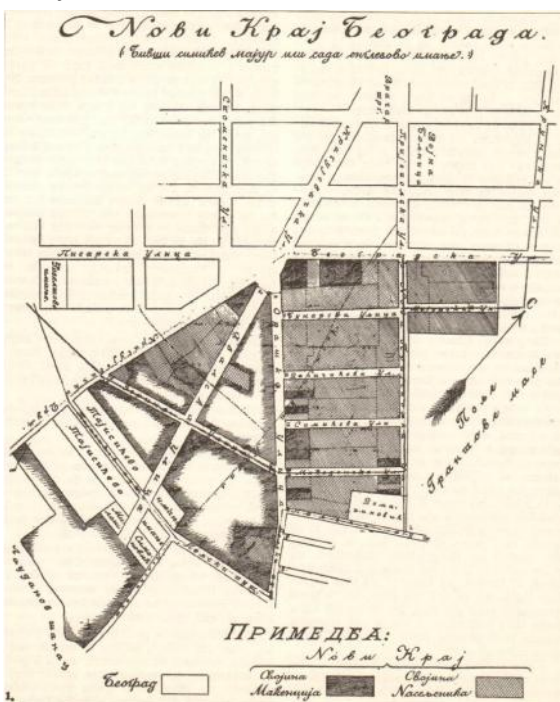


Figure 33 - Plan of the Englishman, Francis Mackenzie, 1886. Source: Urbanism of Belgrade, No. 66-67

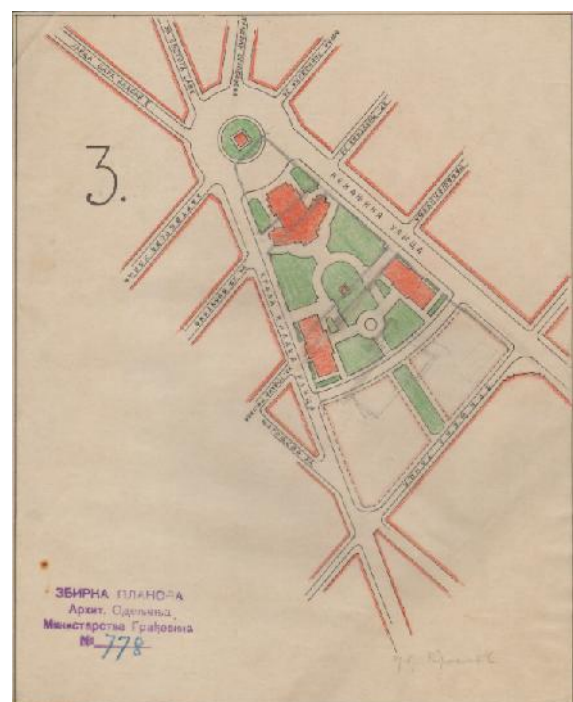


Figure 34 - Plan of Slavija Square between 1930 and 1941.

During the preparatory and analytical phase of the first post-war General Urban Plan of Belgrade (adopted in 1950), several studies of the reconstruction of Dimitrija Tucovića Square with the gravitational environment were presented, and research into optional solutions continued after the GUP adoption.

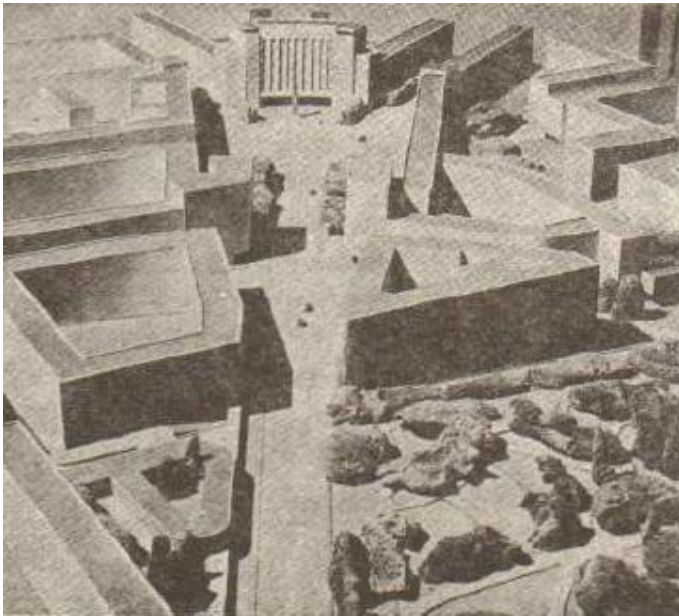


Figure 35a - Proposal for reconstruction of D.Tucovića Square
Arch. N. Gavrilović, applied in GUP, 1950
Source: Urbanism of Belgrade, No. 66-67

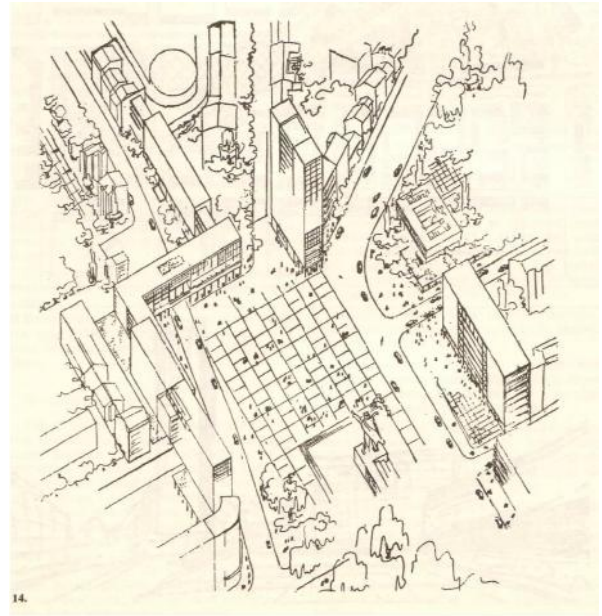


Figure 35b - Proposal for reconstruction of D.Tucovića Square,
Arch. B. Stojanović, 1951



Figures 36a and 36b - Proposal of the urban design for the reconstruction of D.Tucovića Square, Urban Institute of Belgrade,
Arch. Nikola Gavrilović, Arch. Vesna Matičević and Arch. Dušanka Menegelo, 1957
Source: Architecture Urbanism, No.13

General Yugoslav Competition for the conceptual design of a department store on Dimitrija Tucovića Square in Belgrade - a block between Boris Kodriča (Beogradska), Maršala Tita (Kralja Milana), Svetozara Markovića and Njegoševa streets in Belgrade (1964). The conditions of the competition envisaged an independent segment intended for administrative and commercial contents within the department store building. They did not allow emphasis on the new building, but "a certain calming of the entire block and fitting the existing ones into the new building". 27 works were submitted to the competition. The Jury unanimously decided that the competition as a whole did not give the expected results, and that the best ranked works did not provide all

the necessary qualities for competition recognition by awarding prizes. Still, a decision was made to buy seven works that entered top three categories 3 + 1 + 3 equally in each.

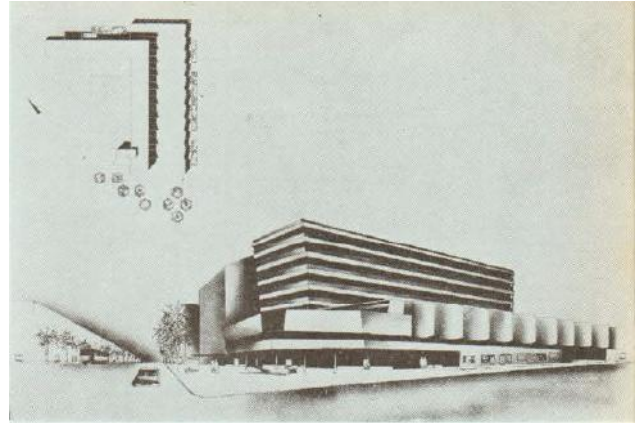
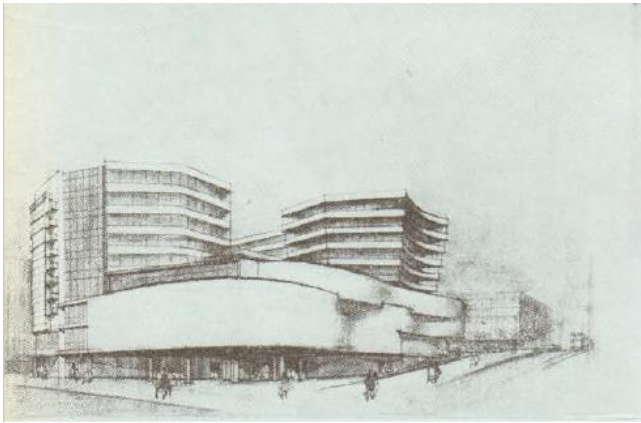


Figure 37 – Competition design, Arch. Dušan Milenković

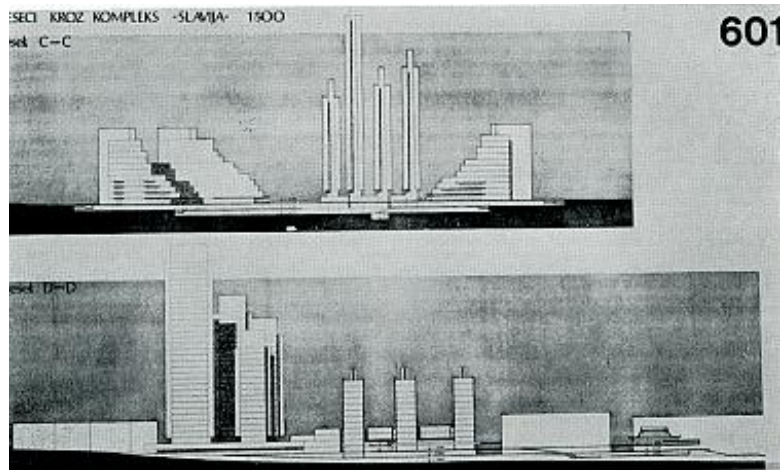
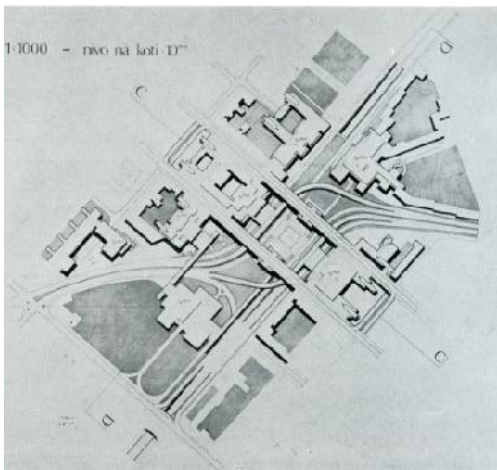
Figure 38 - Competition design, Arch. B.Hajdin, S.Fotirić

Overview of works (first) from the General Yugoslav Competition for the conceptual design of the department store in the block between Borisa Kodriča (Beogradska), Maršala Tita (Kralja Milana), Svetozara Markovića and Njegoševa streets in Belgrade

Source: Architecture Urbanism, No.30

The competition for the urban solution of the city central region from Kalemegdan to Dimitrija Tucovića Square (1967) was announced as a segment of the preliminary phase for the revision of the General Urban Plan of Belgrade, as a poll-based competition, without a precise program. The first place was divided by two designs, authors: 1. Arch. Stojan Maksimović, Arch. Borko Novaković and 2. Arch. Fedja Košir.

Maksimović / Novaković treated Dimitrija Tucovića Square (Slavija) primarily as the most important traffic hub of the city center, solved in four levels with significant transverse directions. By contents, the Slavija area was conceived as a center of a very business character with intensive motor traffic where conditions for pedestrians are less favorable. The design character was manifested through bold architectural accents, forming a functional and artistic unity. Contrary to the above, Košir dedicated the central zone to pedestrians, clearly differentiated motor and pedestrian traffic, and formed the ambiance taking into account the current character and existing values.



Figures 39a and 39b - Overview of the competitive design of the city central region from Kalemegdan to Dimitrija Tucovića Square, "Slavija" segment, first place Arch. S.Maksimović / Arch. B. Novakovic

Source: Architecture Urbanism, no.49-50

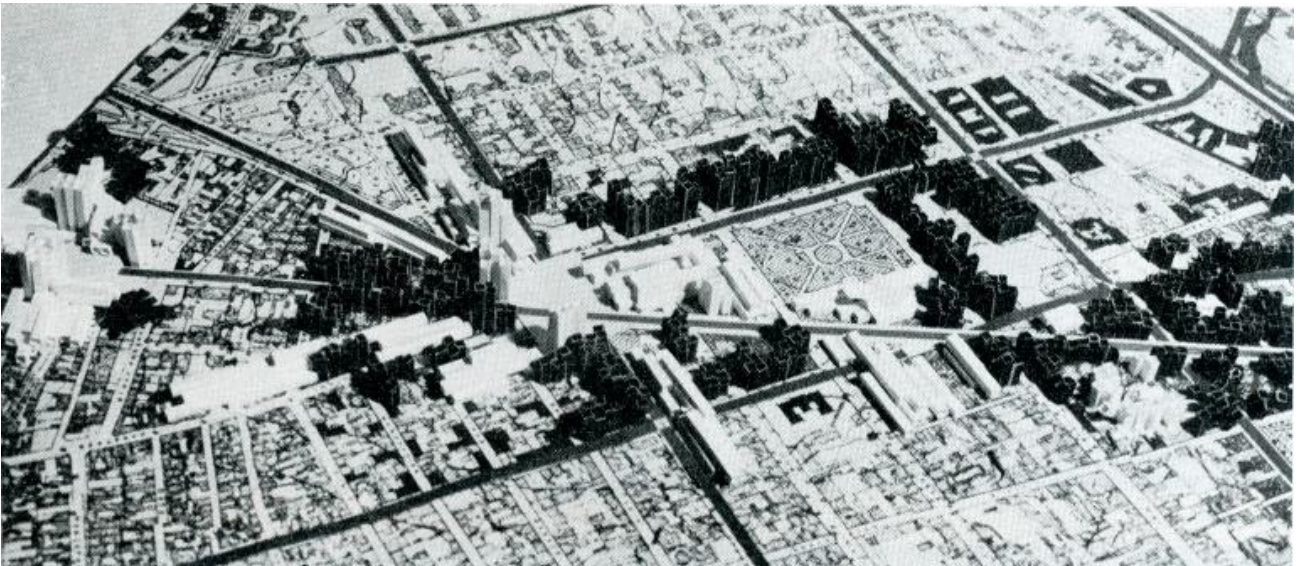


Figure 40 - Overview of the competitive design of the city central region from Kalemegdan to Dimitrija Tucovića Square, "Slavija" segment, first place Arch. F. Košer

Source: Architecture Urbanism, no.49-50

Competition for the urban and architectural design "Slavija I" - block between Borisa Kodriča (Beogradska), Maršala Tita (Kralja Milana), Svetozara Markovića and Njegoševa streets (1977-78).

This competition was considered the beginning of the stage plan implementation with the aim of functional and compositional shaping of the Slavija zone as one of the priorities of the reconstruction of the central Belgrade zone ambiance and the final motif of the Kalemegdan - Slavija region. Renowned design organizations from Belgrade were invited to participate in the competition. A total of nine works were submitted, of which four author groups were invited to the second stage, and the first prize went to the Project Studio "LIK" - architects Sofija Nenadović, Dušanka Mengelo-Aćimović, Nadežda Filipon-Trbojević and Vladislav Ivković.

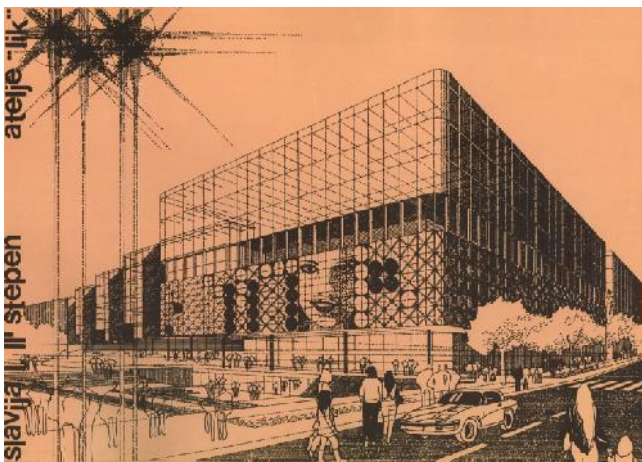


Figure 41a - View from Slavija Square

Overview of the first prize-winning work at the Competition for Urban and Architectural Design for Slavija 1, authors - Studio "LIK", Belgrade

Source: Catalog of competition works

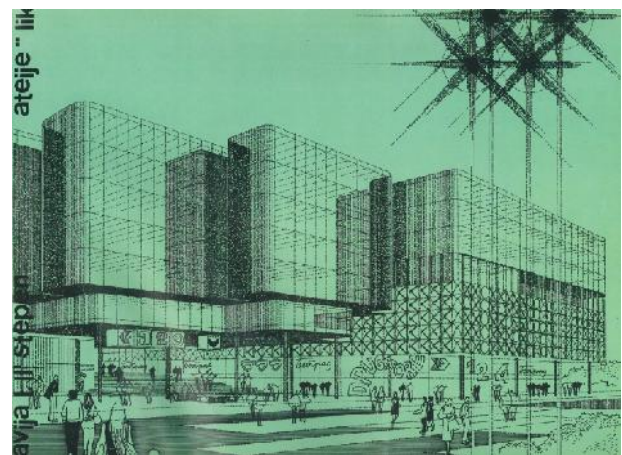
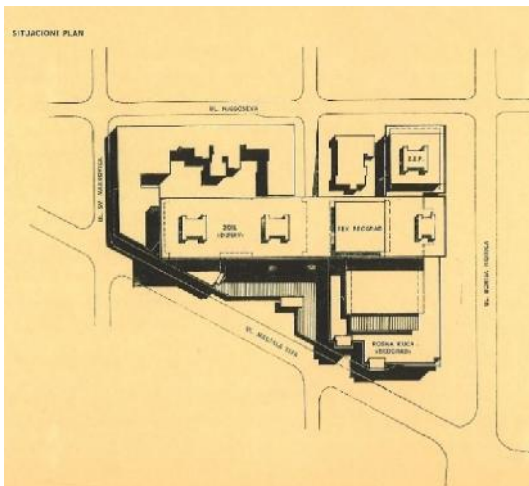


Figure 41b - View from Maršala Tita Street (Kralja Milana)



Picture 42a - Site view

Overview of one of the works on the Competition for Urban and Architectural Design Slavija 1, authors - Company for design, studies and consulting "Arhitekt", Arch. Božidar Hajdin
 Source: Catalog of competition works



Figure 42b - Model - view from Maršala Tita Street (Kralja Milana)

The DUP of the Slavija area from 1980 (Urban Institute of Belgrade, team leader Architect B. Stojkov) was the first comprehensive urban planning document at detailed planning level, for the area of Slavija with the contact area, following the Second World War. The DUP envisaged a fundamental reconstruction of the covered area with urban network enlargement and the formation, for the Belgrade level, of a significant zone of commercial contents located in the buildings GF + 2 to GF + 8. Below the traffic square, on four underground levels, a metro station was planned.

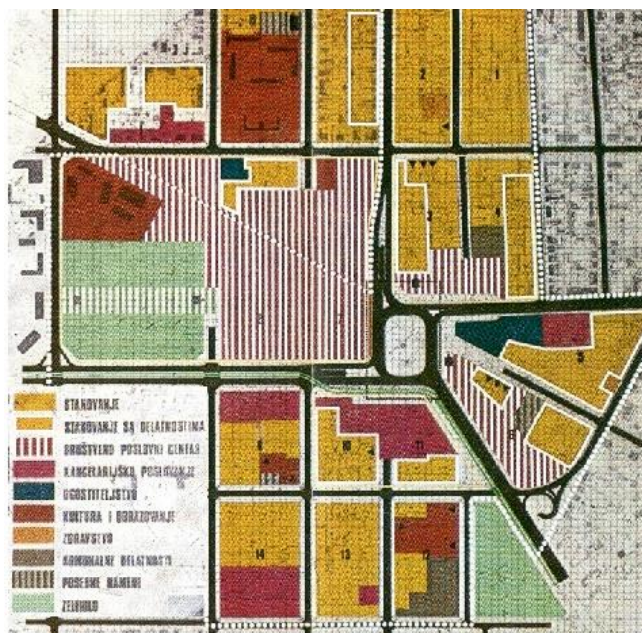


Figure 43a - DUP Slavija, Detailed purpose of surfaces

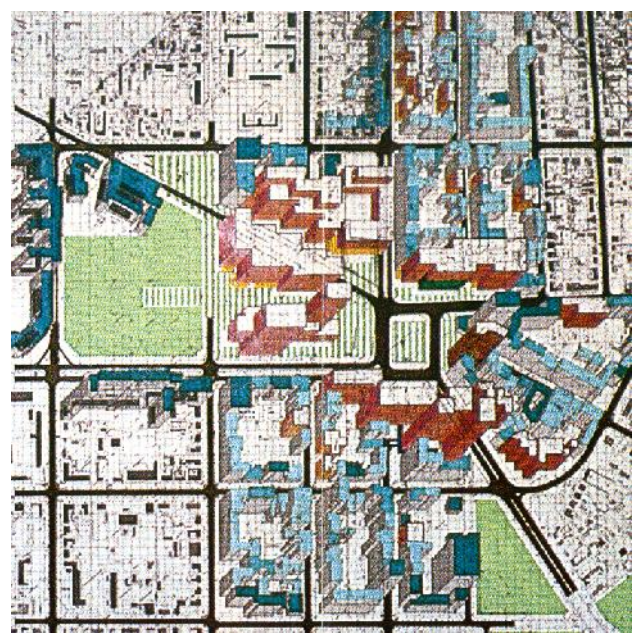


Figure 43b - DUP Slavija, Possibility of continuing the trend

This plan initiated the announcement of several public architectural and urban competitions, which had a different fate in terms of implementation.

The competition for the urban and architectural solution of the area of Slavija Square and the surrounding blocks in Belgrade (2005) was announced as a public expert poll which would obtain the opinion of architects, urban planners and traffic experts and modern designs for building on the subject area. The authors of the first-prize-winning design, architects Tamara Petrović and Miloš Komlenić (within the CEP-Center for Urban Development Planning), defined the subject space's compositional solution clearly and consistently, forming a remodeled ambiance with new construction of approximately uniform height. The design affirms pedestrian movement by articulating existing potentially pedestrian areas, including a new regulatory route from

Makenzijeva Street to Manjež Park, forming a new pedestrian route from Kralja Milana to Njegoševa Street and segregating pedestrian and stationary motor traffic located in the underground level.



Figure 44 - Competition from 2005, first prize, Arch. Tamara Petrović and Arch. Milos Komlenić, CEP

The competition (open, public, poll-based) for the development of urban and architectural design for the immediate zone of Slavija Square with a fountain (2012) was announced to cover the immediate zone of Slavija Square within the existing morphology and with the task of shaping the fountain in the central space (traffic flow center); traffic relief of the square by introducing underground pedestrian passages under certain streets as well as towards the center of the Square (fountain); urban square elements and lighting; possible relocation of the monument to Dimitrije Tucović to another location within the square (the participants in the competition propose the location) and a proposal for location arrangement. Four equal second prizes were awarded at the competition, explaining that all awarded works offer quality though partial answers.

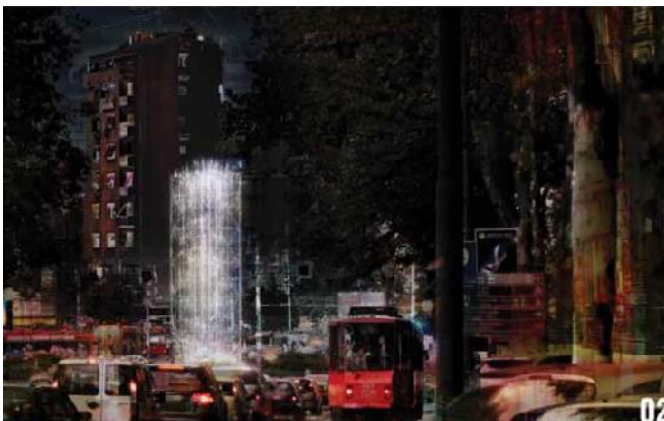


Figure 45a - second prize: G. Šišović, D. Milanović
A. Bogdanović, L. Jevtić



Figure 45b - second prize: V. Drecun, J. Mitrović,
M. Folić, A. Hadžiahmetović



Figure 45c - second prize: N. Stevanović, V. Enbulajev, V. Stevanović, MA



Figure 45g - second prize: Đ. Stojanović, M. Cerović, A. Karabašević, M. Tasić, B. Obradović

Of the more significant competitions for urban and architectural design in the context of the development of locations in the contact area of this competition, we can also single out: **Competition for social and business center between Slavija Square, Nemanjina, Svetozara Markovića and Kralja Milana Streets (1982)** – erected National bank building (Figures 26 and 27); **Competition for the conceptual urban and architectural design of the Dafiment Center commercial building (1992)** for the so-called Mitić's hole space, the first prize for academician architect Milan Lojanić, and the **Competition for architectural and urban design for the block between Kralja Milutina, Kralja Milana, Njegoševa and Svetozara Markovića streets (2006)** - erected Hilton Belgrade hotel building (Pictures 30a and 30b)

In the competition documents, Annex IV - OTHER COMPETITION DOCUMENTS, the contents with more detailed data of the actual and planned development of the subject area are attached.

3.2. Natural characteristics of the space

The Belgrade climate is moderately continental, with four seasons and about 2,096 hours of sunshine a year. Precipitation is 669.5 mm on average per year. The highest number of days with precipitation is in April, June and December.

The subject area belongs to topoclimatic zone Center, which is characterized by an average annual temperature of 12.3 °C (mean minimum temperature January -1.3 °C, mean maximum temperature July 27.2 °C) in the total range of about -20.0 °C to about 40.0 °C, in extreme situations. The number of days with a temperature higher than 25 °C is 95 per year.

Belgrade is a windy area exposed to southeast, northeast, north and northwest winds. Silences are rare and most common during the summer. The most common and strongest is the southeast wind - Košava, which blows throughout the year, with a maximum in September and winter, with an average speed of 25 to 45 km/h, and storm surges up to 130 km/h to which, considering the orientation, competition area in Kralja Milutina and partly Kralja Milana Street is directly exposed. The coldest winter winds are north and northwest, to which the competition area is also directly exposed in the area of Svetozara Markovića Street.

3.3. Traffic characteristics of space

In terms of traffic, the immediate environment of the competition scope is extremely busy, with a high concentration of different types of traffic - car and pedestrian, and presence of all types of public transportation.

Street network

The block that is the subject of the competition is bordered by Kralja Milana, Svetozara Markovića, Nemanjina and Kralja Milutina Streets.

In the functional categorization of the existing street network, the mentioned roads are ranked as follows:

- Kralja Milana and Nemanjina streets - first order
- Kralja Milutina Street - second order
- Svetozara Markovića Street - part of the secondary traffic network

Kralja Milana Street, apart from belonging to the primary street network and representing the axis of the central Belgrade zone (Kalemegdan - Terazije - Slavija), in terms of the contents it serves, is a commercial and trade street. The road profile (27.0m in total) includes four lanes (two in each direction, 12.0m in total) and sidewalks with tree lines towards the road 8.0m wide on the side of the competition scope and 7.0m wide on the opposite side. The frequency of vehicle, public city and pedestrian traffic is continuously high.

Along Kralja Milana Street, there are no parking spaces in the zone of competition scope, nor the possibility of their establishment or vehicle access to the location.

Nemanjina Street, connects Slavija Square and Savski Square. The road profile (38.0m in total) includes: four lanes (two in each direction, 13.0m in total), a tram garden in the middle zone (7.5m) and sidewalks on both sides with tree lines 9.0m wide each. The frequency of traffic, primarily vehicle traffic, public city traffic is high during most of the day. Pedestrian traffic is frequent at the level of serving public city transportation and commercial, education and culture contents.

Along Nemanjina Street, parking is not planned within the competition scope.

Kralja Milutina Street, with a profile width of about 19.0m, includes two lanes (7.5m in total), and sidewalks 5.75m wide on each side. A two-sided parking space for longitudinal parking has been formed in the road profile in the current state.

Svetozara Markovića Street, in a profile of about 19.0 m, includes two lanes (8.0 in total), and sidewalks on both sides with tree lines 5.5 m wide each. A two-sided parking space for longitudinal parking has been formed in the current state in the road profile.

Kralja Milutina and Svetozara Markovića Streets are connected by an internal road - an intervention vehicle passage through the block within the National Bank of Serbia plot, towards the narrower competition scope. Vehicle access to the National Bank of Serbia building and the entrance/exit to the related underground garage are provided from Nemanjina Street. Vehicle access to the plots within the competition scope is provided from Svetozara Markovića and Kralja Milutina streets. Vehicle access to the plots from Kralja Milana Street is not allowed.

The needs of stationary traffic for the existing contents in the block, except for the National Bank of Serbia and the new building at 45 Svetozara Markovića, solving the parking needs within the NBS underground garage and a dozen open parking spaces along the internal road, have not been met.

Pedestrian traffic

In the immediate vicinity of the competition scope, pedestrian movements are frequent, with intensity varying depending on the time of day, day of the week and period of the year. Pedestrian traffic takes place along both sidewalks of significant capacity in all peripheral streets, then in the zone of the newly formed piazzetta within Slavija Square and within the Manjež Park. The basic problem in creating continuity in pedestrian movements is inadequate connection of pedestrian areas. Within the competition scope, there are no areas intended for public pedestrian movement.

Public city passenger transportation

Thirteen lines of public city transport serve the subject area - bus lines and tram subsystem lines of public city transportation along Nemanjina Street, as well as bus and trolleybus transportation in Kralja Milana Street.

Cycling traffic

Along with the competition area itself, cycle path has been formed (by marking) only in Kralja Milutina Street.

3.4. Greenery and green areas

There are several categories of green areas in the environment and within the competition scope:

- greenery within public pedestrian areas - Manjež Park, park area in the area of Mitić's hole and greenery within Slavija Square
- linear greenery - tree lines
- block greenery

Linear greenery - tree lines

The regulation of all roads bordering the competition scope records street greenery in the form of tree lines. In Kralja Milana and Nemanjina streets, these are continuous, reconstructed tree lines uniform in terms of composition and quality of trees, formed from grown seedlings, consisting mainly of ash trees about 15 cm in diameter and about 8 m high, at a distance of about 5 m.

The tree lines in Kralja Milutina and Svetozara Markovića streets represent the remains of a decades-old tree line, heterogeneous in terms of the trees' composition, age, and size.

Block greenery

The block interior has scarce free area capacities. Within the subject location, greenery is represented primarily through wild vegetation and there is no pronounced feature of the category. These are mostly single, wild trees, physiologically mature, with slightly poorer aesthetic and health characteristics, and belong to species such as sour wood, birch and maple.

3.5. Infrastructure

The water supply network of the subject area belongs to the II altitude zone of the city water supply. In the peripheral streets, the existing network includes lines Ø150 mm on the even number side of Kralja Milana Street, Ø 150 mm in Kralja Milutina Street, Ø 300 mm and Ø 100 mm in Svetozara Markovića Street and Ø 200 mm on the even number side of Nemanjina Street. The existing water supply network shall be retained with the planned capacity increase.

The sewerage network in the competition scope area belongs to the Central City Sewerage System, on which the sewerage is based according to the general sewerage principle and without planned changes. The final recipient for wastewater from this area is the existing collector OB 100/150 cm in Nemanjina Street.

The electricity network The existing electricity distribution network lines are underground. Existing roads are equipped with public lighting installations.

The hot water network of the subject area belongs to the heating system of the heating plant TO "Novi Beograd" (temperature and pressure regime 120/65 °C, NP16), i.e. to the hot water consumption of the existing main heating pipelines with diameters O355.6 / 5.6 mm, O273 / 6.3 and O219.1 / 315 mm laid in the corridor of Kralja Milutina and Nemanjina Streets.

The cadastral plan of underground installations is enclosed in the competition documents - II GRAPHIC DIGITAL PLANS.

3.6. Engineering and geological characteristics of the area

Geomorphologically speaking, the subject area belongs to a slope that descends from Kralja Aleksandra Boulevard. The microregion includes slope parts of the terrain with 5-15° inclination, and in some places, terrains with milder inclinations of 3-5° with terrain elevations of 111–117 m above sea level.

The geological substrate of the terrain is formed by tertiary sediments represented by limestones, marls and marly clays. The terrain has an embankment resulting from urbanization.

The subject terrain belongs to a single engineering geological region in terms of morphological characteristics uniformity, lithological composition and engineering and geological condition and properties of terrain and rock masses.

Groundwater is present in the terrain at depths of about 6-8 m, depending on the terrain hypsometric height.

The terrain is stable and waterless and can be used for urbanization. The construction of new urban facilities requires the adaptation of buildings to the slope, the manner and depth of foundation to be adjusted to the

conditions of lithogenic environments to ensure protection against uneven subsidence. When arranging the terrain, acknowledge surface and groundwater with an appropriate system and regulate their runoff.

3.7. Current planning documents for the competition scope area

The planning basis for the area covered by the competition is the **General Regulation Plan of the construction area of the seat of the local self-government unit - City of Belgrade unit I-XIX** ("Official Gazette of the City of Belgrade" no. 20/16, 97/16, 69/17 and 97/17) hereinafter - Belgrade GRP.

In the area covered by the competition, the **General Regulation Plan of the green areas of Belgrade** ("Official Gazette of the City of Belgrade" No. 110/19) is also applied.

The detailed regulation plan for the block between Nemanjina, Svetozara Markovića, Kralja Milana (Srpskih vladara) and Kralja Milutina Streets ("Official Gazette of the City of Belgrade" 53/15), i.e. the urban design defined by this plan, does not represent the planning basis for the competition solution but is the subject of review within this competition. Considering that the decision was made to draft a new detailed regulation plan for this area, the drafting of which is the reason for announcing the competition, by adopting a new plan, the valid plan will be repealed.

3.7.1. General regulation plan – City of Belgrade

The subject area is located within the Central Zone and belongs to Unit I - Belgrade Center. Unit I - Belgrade Center, includes the historical center of Belgrade - "town in a trench", Terazije, Slavija, Svetosavski plateau, Belgrade port, Savski amphitheater and Prokop.

According to the Belgrade GRP, areas of other purposes are planned in the subject area, namely mixed city centers. According to the typology, the subject block is located in the M1 zone - the zone of mixed city centers in the Belgrade center zone.

Mixed city centers

Areas of mixed city centers in the central city zone, linear along the main roads or concentrated in the centers of urban subunits, are those in which commercial, business, and residential buildings with a business ground floor are planned.

In the existing buildings, the transformation of the ground floor, basement and possibly other floors into commercial and public facilities is planned on the mixed-use areas. New construction on individual plots implies constructing commercial and residential buildings with mandatory business facilities at least on the ground floor.

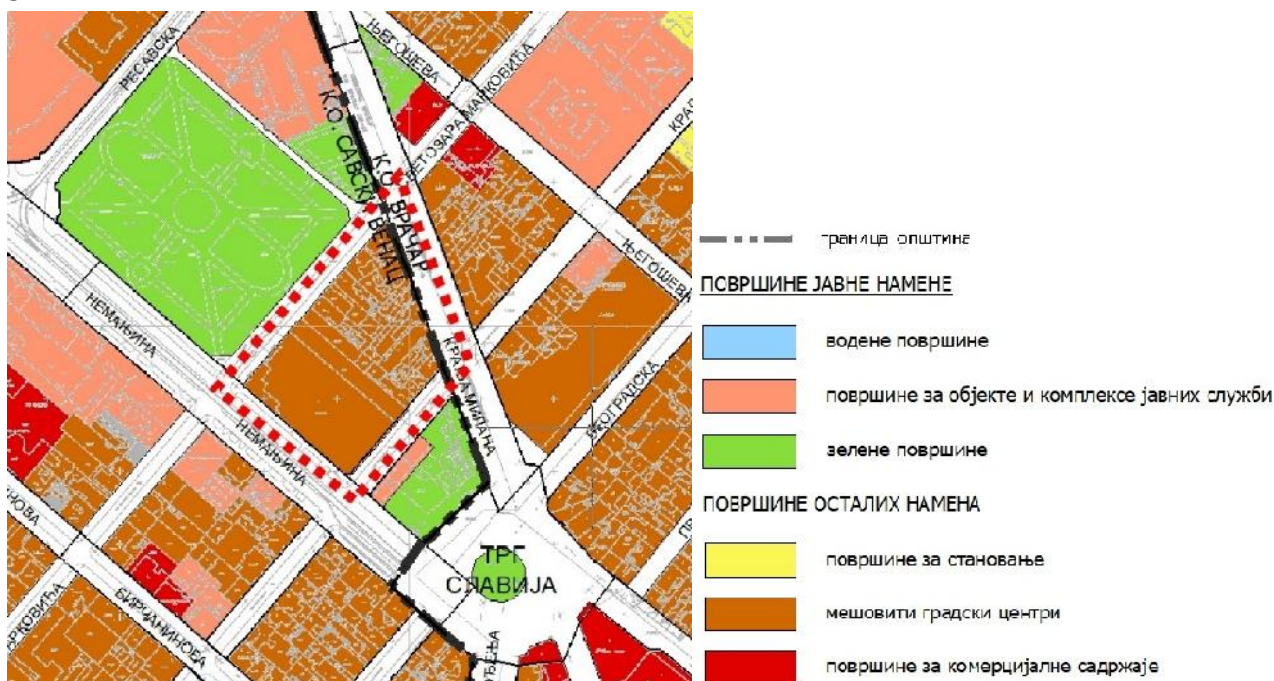


Figure 46 - Excerpt from Belgrade GRP, Planned land use

Zone of mixed city centers in the Belgrade center zone (M1)

This zone consists of blocks of the mixed city center in Unit I. The Belgrade center is characterized by peripheral construction in formed mixed purpose blocks. The combination of high housing, commercial and public facilities is characteristic of the Belgrade center zone, i.e. unit I, and makes up the predominant urban core.

zone code	mixed city centers zone	max. occupancy index ("i")	max. lot coverage ("Z")	max. cornice height / ridge height / indicative number of floors
M1	zone of mixed city centers of Belgrade	4.0	60%, exceptionally 70% if the percentage of commercial contents is higher than 50%	32.0m / 37.0m GF + 8 + A

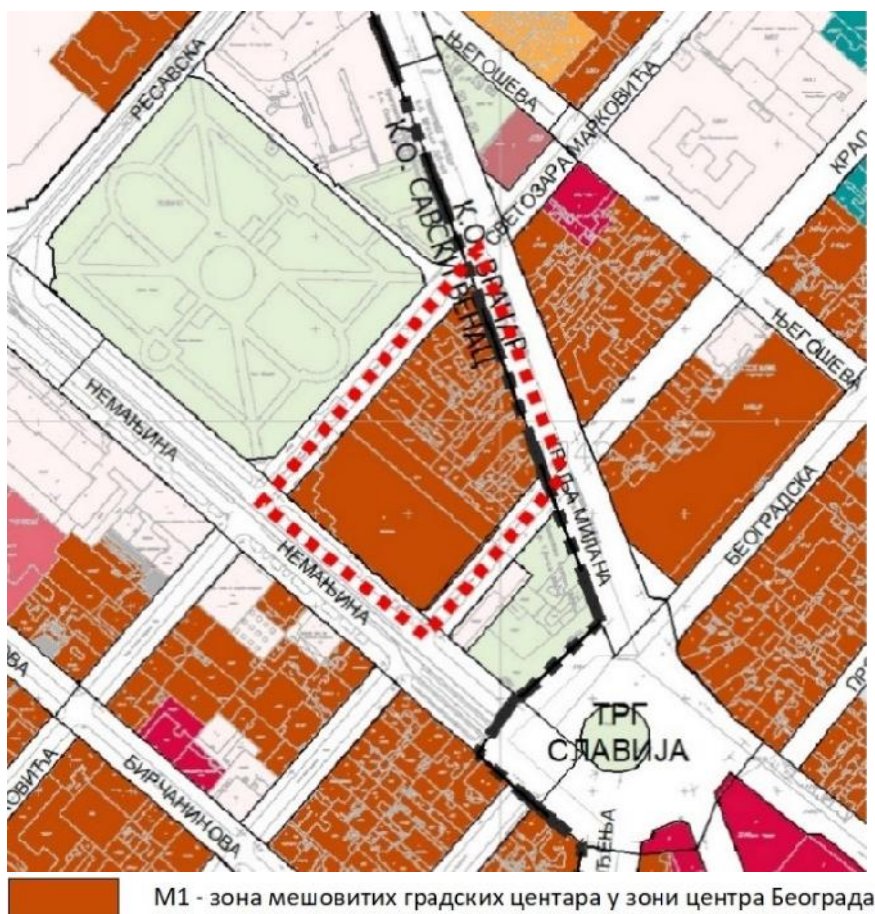


Figure 47 - Excerpt from Belgrade GRP, Division into zones with the same building rules

Traffic areas and primary traffic network

Unit I includes the central zone of the Šumadija part of the city and represents a unit with the densest road and street network in the territory.

This unit's primary road and street network comprises a large number of first-order streets and second-order streets, with main role of connecting the main entry routes and service contents in the subject area. The primary and secondary network of this unit is largely site and level defined.

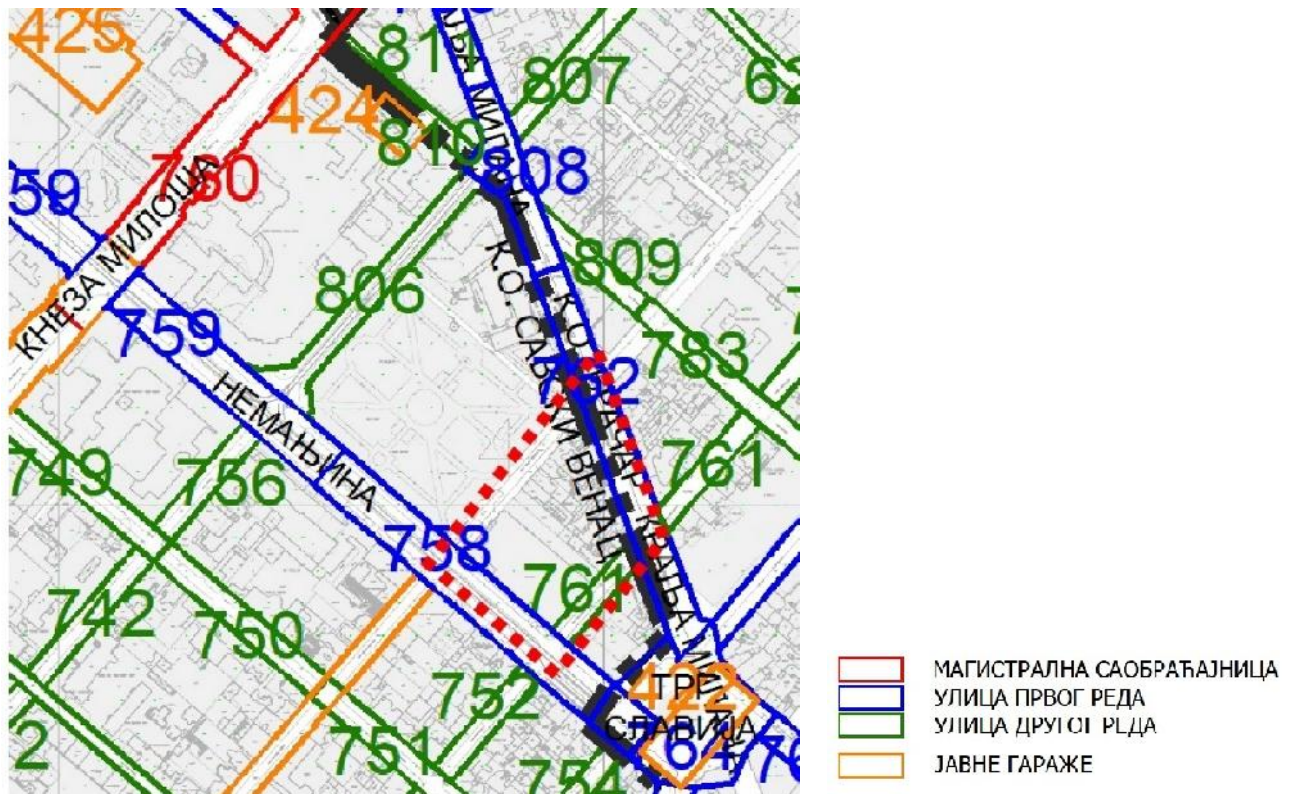


Figure 48 - Excerpt from Belgrade GRP, Traffic area

3.7.2. General regulation plan of green areas of Belgrade

The Belgrade system of green areas is planned in six spatial-functional units (components). The defined units represent areas with different representation and functional connection of existing and newly planned woods and green areas within a single system. They are key components for system sustainability.

The subject scope is located in the functional unit "Continuously built urban core."

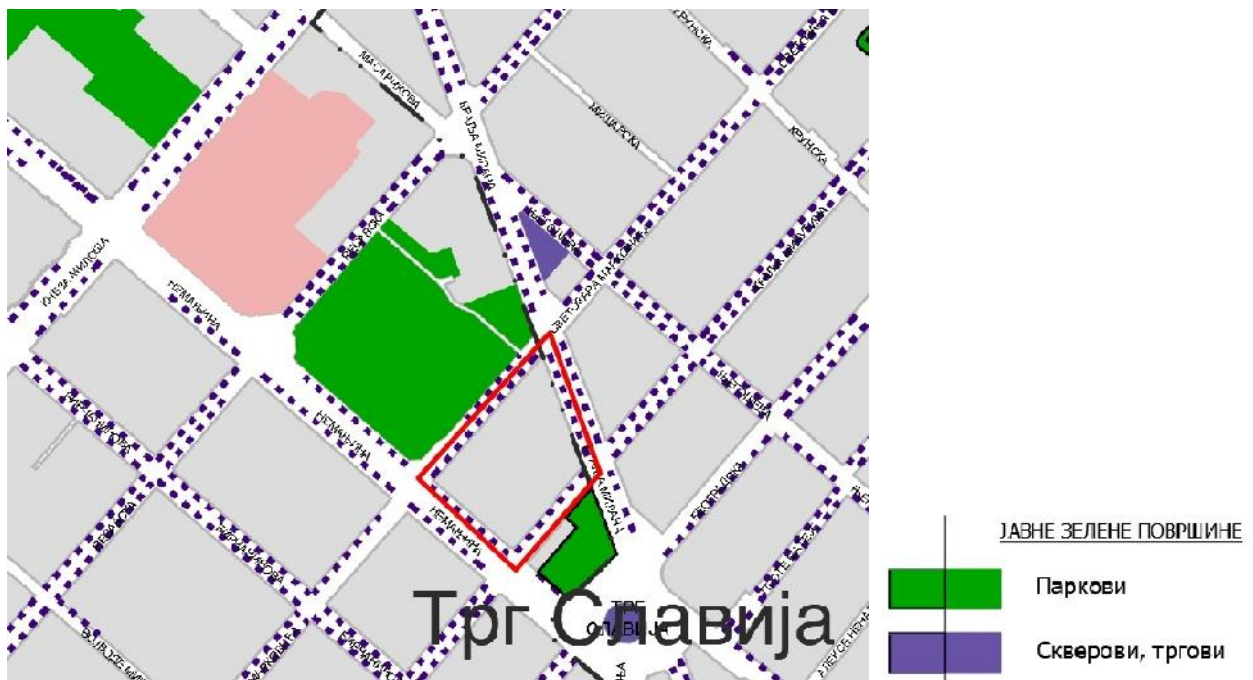


Figure 49 - Excerpt from the Belgrade green areas GRP, Planned green areas system

3.7.3. DRP for the block between Nemanjina, Svetozara Markovića, Kralja Milana (Srpskih vladara) and Kralja Milutina Streets ("Official Gazette of the City of Belgrade" 53/15)

In this plan, the subject block space is divided into two urban units: unit A with commercial zone purpose and city centers and unit B with housing purpose in a compact urban block with commercial facilities.

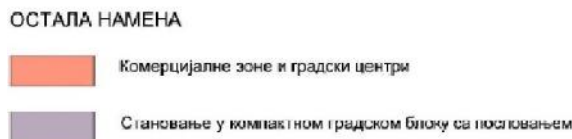


Figure 50a - Excerpt from the DRP, Planned purpose

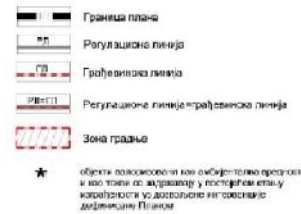


Figure 50b - Excerpt from the DRP, Regulation-leveling plan

Unit A is the National Bank of Serbia building at 17 Nemanjina street which, according to this plan, is to be retained in the current state and taken over as an inherited obligation.

Unit B consists of the remaining part of the block (narrower competition scope) in which construction of commercial facilities (min. 15% of GFA) is mandatory on the ground floors of the buildings. In this zone, the maximum occupancy index on the plot is 60% and the maximum building height (cornice) is 26m. Also, on the plots, it is necessary to provide a minimum of 15% of greenery from the total plot area, of which 10% in direct contact with the ground.

Individual buildings at 43, 47 and 49 Svetozara Markovića Street (marked* on the graphic attachment Regulation-leveling plan) represent a segment of the historical ambiance of Belgrade, valorized as ambient value and as such are to be retained with the possibility of reconstruction, restoration and revitalization, with allowed extension of existing buildings up to the maximum height defined by the subject plan (26 m) towards the interior of the plot in order to harmonize and connect the newly planned construction and the existing facilities within the block.

Excerpts from the current planning documents given within this chapter are informative, reference urban-parameter elements for the competition design are listed exclusively in Chapter 4. COMPETITION TASK and graphic attachment Limitations to the competition area given in the attachment to the competition documents INFORMATIVE GRAPHIC ATTACHMENT.

Excerpts from the current planning documents in the competition scope area are enclosed in the competition documents - IV EXCERPTS FROM VALID PLANNING DOCUMENTS.

3.8. Current planning documents in the contact zone of the competition scope

The area in the contact zone of the competition scope is plan-determined by different levels of planning documents: Belgrade GRP, Belgrade green areas GRP and Detailed Regulation Plans:

1. DRP of the area between the streets: Kralja Milana, Resavska, Nemanjina and Svetozara Markovića, CM Savski venac (*"Official Gazette of the City of Belgrade" No. 11/19, 65/20 – as amended*)
2. DRP of Slavija Square, CM Vračar and Savski venac, (*"Official Gazette of the City of Belgrade" No. 30/15, repealed in the part that is implemented directly by GRP Belgrade*)

The Detailed Regulation Plan for the area between Kralja Milana, Beogradska, Njegoševa and Svetozara Markovića Streets (Decision on GRP drafting - "Official Gazette of the City of Belgrade" No. 138/19) is in the drafting phase, and for part of the contact area from the southwest side of Nemanjina Street, the GRP defines the mandatory development of a detailed regulation plan.

Excerpts from the current planning documents in the contact zone of the competition scope, as well as their boundaries, are enclosed in the competition documents - IV EXCERPTS FROM VALID PLANNING DOCUMENTS.

4. COMPETITION TASK

4.1. Subject of the competition, general guidelines and recommendations

The subject of the competition is the spatial-program, urban-architectural design for the part of the block (narrower competition scope) of the central city zone, between Kralja Milana, Svetozara Markovića, Nemanjina and Kralja Milutina Streets, considering the subject block unit whole (wider competition scope).

In the area of about 0.7 ha, **the narrower scope of the competition** covers the northeastern part of the block and is bordered by the regulation of Svetozara Markovića, Kralja Milana, Kralja Milutina Streets and the internal road that passes through the middle of the block. It consists of cadastral plots no. 1027, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1040/1 CM Savski venac and part of c.p. 1044 CM Savski venac (internal road) as an alternative segment in the consideration of a narrower competition scope, intended for communication.

The narrower scope is the subject of the poll spatial-program design, while **the wider scope** of the competition, in the area of about 1.9 ha, represents a complete block unit including the National Bank of Serbia building which is to be retained as an inherited obligation, in its current state.

Participants are expected to, in accordance with the program and needs of the purpose, as well as development trends, function-, content, ambiance- and technology-wise organize spaces intended for residential and business facilities with accompanying free and green areas to optimally utilize the capacities and potentials of the location and form a rational and attractive urban-architectural design, appropriate given the significance of the subject position in the urban core.

Respecting the location context, the significance and representativeness of the buildings in the immediate and wider visible environment and the fact that this is a very valuable urban space, all interventions should be carefully analyzed to get the best possible solution that would improve the artistic and functional characteristics of the environment. The competition design should affirm modern tendencies in architecture, design of buildings and public urban spaces.

The subject location should be considered as a part of the central and already built, mostly ambientally formed zone of Belgrade with a significant cultural and historical heritage. It is extremely important to affirm the location position as part of the main city axis Kalemegdan - Terazije - Slavija. A significant potential of this area is its capacity in terms of providing views of the immediate and wider environment and especially those of the Temple of St. Sava.

On the other hand, the competition subject space is "unfinished", most of the existing physical structure represents a non-affirmative remnant of past times, without articulation, clearly defined morphology and character, especially in the part along Kralja Milana Street. With the new construction, it is necessary to affirm the location potentials, create a new relationship between housing and business and form a new micro-environment given the context, positional significance and cultural-historical value of the location.

Competition participants are also expected to establish a quality relationship with the existing buildings that are to be retained, in accordance with the contextual values of the location, through the urban-architectural design of the northeastern part of the block, including open spaces in the public use system, adequately positioned pedestrian and vehicle accesses. The proposed design and program solutions must be appropriate to the importance of the location spatial position in the context of the central Belgrade zone.

Although the total built area within the block is limited by the parameters given in the General Regulation Plan, it is directly dependent on the function and content offered by the competition design that should activate the potentials of this space.

4.2. Program elements

According to the Belgrade GRP, the block is located in the **zone of mixed city centers within the Belgrade center zone** (M1). Areas of mixed city centers are those in which the construction of facilities intended for commercial, business and residential facilities is planned, with the obligation of non-housing facilities on the ground floor.

The planned purpose includes as possible contents: multi-family housing, business, commercial contents (trade, catering, contents of culture, entertainment, sports ...), as well as public purpose facilities.

The proposal for the construction of a new physical structure within the narrower competition scope should be organized on the unique construction plot GP1, which is made up of c.p. no. 1027, 1031, 1034, 1035, 1036 and 1037 CM Savski venac, with total area about 0.37 ha.

Space should be viewed from the aspect of existing and planned use and real possibilities of new construction, including the position on existing higher-rise buildings (existing buildings on c.p. 1030, 1032, 1033 and 1038 CM Savski venac) in terms of the relationship between existing and new physical structure, wherein the building on c.p. 1030 is to be retained in its current state without changing the capacity, while the buildings on c.p. 1032, 1033 and 1038 can be kept in the existing construction capacities with the possibility of reconstruction, restoration, revitalization, as well as the capacity expansion by extending up to the maximum allowed cornice height.

CHARACTER AND CONTENTS OF NEW CONSTRUCTION

The new construction on GP1, with its position, which is primarily determined by orientation towards Kralja Milana Street, as a segment of the most important urban region Kalemegdan - Terazije - Slavija, implies a representative character in every sense, both in terms of design, aesthetic characteristics and establishing relationships with the environment through affirming the existing and implementing new ambient values, as well as in terms of structure, content category, technological solutions and sustainability in the spirit and with the characteristics of modern architecture.

As the continuity of construction is one of the basic features of the urban environment, it is necessary to preserve the mixed, i.e. residential-business-commercial character of the area. The disposition of these contents should be provided so that the residential contents are on the higher floors, and the business, commercial and service contents are on the ground floor and the first floor, with possible positioning of the commercial contents in a part of the first underground floor. The parking for newly planned construction should be provided for within the corresponding construction plot, in the underground garage, in accordance with the standards.

The construction on GP1 should be foreseen in accordance with the conditions and construction rules given in Chapter 4.3.4. *Urban and parametric conditions and guidelines*, and other guidelines and recommendations given within part 4. COMPETITION TASK, considering the criterion that the predominant vertical regulation of new construction is limited by the height level of the "Hilton" hotel which is 150.75 m above sea level.

ACCESSES/ENTRANCES

Accesses and entrances for all contents should be planned in accordance with the needs of the purpose, the concept of the proposed solution and the applicable regulations, norms and planning restrictions.

- Entrances for commercial and business facilities must be independent of the entrances to the residential parts of the building.
- Vehicle accesses to the complex, including the entrance/exit to the underground garage, should be provided exclusively from Svetozara Markovića and Kralja Milutina streets, so that the primary access is from Svetozara Markovića. Vehicle access to the plots from Kralja Milana Street is not allowed.
- Provide conditions for access and maneuvering of emergency vehicles, especially related to fire protection in accordance with the category of buildings and purposes, according to the regulations governing the field of fire protection.
- All accesses, as well as maneuvering and communication spaces, should provide conditions for unimpeded movement and access for persons with disabilities, children and the elderly in accordance with accessibility standards.

HOUSING FACILITIES

Housing, traditionally represented in this area, in accordance with the current status of the location in the city core, should be planned in the category of higher level housing, including apartment and luxury housing.

- The entrance, hall space should be sized and conceived in accordance with the character of a higher standard of living and the contents that this space implies, including the doorman "workplace".

- Plan vertical passageways in the form of stairs and the number of elevators adequate for the number of floors and the number of apartments on the floor served by the observed vertical hub. Size the vertical passageways according to the regulations and design them so that they continuously provide a connection between all floors, from the lowest garage floor to the last residential floor.
- The envisaged structure of apartments should include:
 - two-room apartments - about 15%
 - three-room apartments - about 35%
 - four-room apartments - about 35% and
 - five-room apartments - about 15%
 with a two-room apartment covering an area of about 60 m², a three-room apartment of about 100 m², a four-room apartment of about 140 m² and a five-room apartment an area of about 200 m².
- On the last floor, only higher capacity apartments should be included - four-bedroom and five-bedroom apartments.
- The content of each apartment must include a terrace / loggia / balcony
- The design solution must provide a minimum of 280 cm clear height of the living space as well as highest rank installation systems and equipment.

COMMERCIAL AND BUSINESS FACILITIES

The disposition of purposes within the business-commercial segment of the planned construction can be planned in such a way that access to the entrances to special units is provided exclusively from the ground floor, with the unit itself being on two levels, and the vertical connection between levels provided within it, and that access to special units is possible both on the ground floor and on the first floor level, provided that entrances and communications related to commercial and business facilities must be independent of entrances and communications of residential facilities, in all segments.

In case of independent access to units at each level, it is desirable to provide conditions for the implementation of the most frequent contents of a wide range of public availability at the ground floor level: trade, catering, commercial and cultural contents, business and service contents of high frequency of use (banks), etc., and at the first floor level, the conditions for the implementation of contents with slightly lower frequency of use: commercial and business and service facilities that operate openly, but also by the scheduling system (hairdresser, dentist, etc.).

- The structure of the space of this zone of facilities should be formed as maximally flexible, divisible according to needs, with the possibility of providing all the necessary conditions and accompanying contents in accordance with the needs of a specific purpose not known in advance.
- It is desirable to provide primary access from the most frequent public pedestrian communications "from the street" and inside the block, since such a disposition raises the level of attractiveness and quality of space use and allows forming active microenvironments.
- The design solution must provide a minimum of 320 cm clear height of commercial and business space and the implementation of highest rank installation systems and equipment.
- Connect the ground floors of new buildings as much as possible with the surrounding space and existing facilities in the area.
- The commercial and business zone of the facilities should be conceived as representative and transparent in terms of ambient.

The specific purposes of the commercial and business segment of the new construction, as stated, are not defined in advance, except for the obligation to provide conditions for the implementation of a SPA center with gym, totaling about 300m², which should have access from inside the block, from the ground floor level, provided that the total area can be organized within the ground floor and part of the first underground floor.

LANDSCAPING

- Unload the block interior from auxiliary buildings and, by arranging and greening the block interior space, envisage equipping it with urban furniture in accordance with the character of the ambiance and the concept of the proposed new construction solution.

- Allowing for the block position, which enables connections with the "Manjež" park complex and the Slavija Square piazzetta, as well as the potential of their interconnection, it is recommended to organize landscaping – of open spaces, pedestrian routes and green areas of the block, as open city public use space. It is desirable to plan passages that will enable communication and public use of the block interior space.
- Contents and design of the block landscaping are to be planned and conceived emphasizing the urban character of the space to which they belong.
- Design the landscaping in accordance with the guidelines given in chapter 4.3.8. Guidelines and recommendations for free and green areas.

PARKING

- The vehicles parking needs of the newly planned construction should be solved within the belonging construction plot, in the underground garage, primarily in the facilities zone.
- The maximum occupancy by the underground garage is 85% of the plot area. If the construction line of the underground garage goes beyond the building size, the upper garage slab elevation on flat terrain must be harmonized with the terrain elevation, backfilled with earth and landscaped.
- Design parking spaces in accordance with the guidelines given in chapter 4.3.7. Guidelines and recommendations for traffic areas.

4.3. Program requirements

4.3.1. Planned construction capacities

Overview of planned land uses within the competition scope

	Purpose	Area m²
WIDER ZONE OF THE COMPETITION SCOPE	Area for mixed city center (including internal road through the block)	6723
	The National Bank of Serbia building	5451
	Traffic areas	6693
Total wider zone		18867
NARROW ZONE OF THE COMPETITION SCOPE	Area for mixed city center	5676
	Internal / fire road with parking space	1047
Total narrow zone		6723

The planned construction capacities are determined by the urban and parametric conditions and construction rules given in Chapter 4.2.4. *Urban and parametric conditions and guidelines.*

4.3.2. Obligations in space formation

- Define the volumetry, basic elements of leveling and regulation (vertical and horizontal) and the character of the future construction of new block contents, respecting the given competition framework.
- All interventions should be aimed at preserving and improving the ambiance. The new construction should achieve an integrative relationship with the immediate environment, to emphasize the character of the environment by connecting with existing and ambient values on the one hand, and emphasizing the modern understanding of space, on the other hand.
- The specificity of the competition scope location makes the planned new construction participate in the remodeling of several city level significant thematically different micro-environments: along Kralja Milana Street is part of a representative street route from Resavska Street to Slavija Square, with orientation towards Slavija Square, along Kralja Milutina Street is the formative element of the Square, and with its orientation towards the Manjež Park, it is a segment of Svetozara Markovića Street that can be seen from great distances from the direction of Nemanjina Street. It is necessary to view all planned interventions

in the context of the immediate and wider environment and through the analysis of all contextual influences, allowing for the specifics of micro-environments in whose affirmation the planned new construction participates, to reach appropriate design solutions.

- To harmonize the predominant height regulation of the new construction with the buildings of the immediate surroundings along Kralja Milana Street (the "Hilton" hotel building), to form a balanced height regulation of this area.
- Align the height regulation of new narrower competitive scope buildings with the height of neighboring existing buildings in the block not to be demolished, in terms of adequate height connection characteristic of the city zone, either considering the current height of existing buildings or planning their extension.
- The urban and architectural solution of the narrow competition scope should be formed in such a way as to "establish a relationship" with the existing NBS building in shape, as well as through horizontal and vertical regulation, allowing for the segment participating in the formation of Slavija Square as a visually prominent articulatory element.
- Vertical and horizontal regulation of future construction along Kralja Milana Street, as well as in the Slavija zone, must ensure the affirmation of the view of the Temple of Saint Sava.
- Define possibilities and models of interconnection of newly planned forms and buildings with the existing physical structure in the narrower competitive scope zone not to be demolished (by level, shape, ground floor treatment ...)
- The architectural and urban design and shaping of the building and space should be in the spirit and with the characteristics of modern architecture.
- Preserve the continuity of the existing formed street fronts.
- The primary requirements for the organization of space in the public use segment are the possibility of various uses, easy orientation, simplicity and efficiency of the organization of space intended for communications.
- Pedestrian areas as places of joint communication represent the most vital elements of the Slavija zone. The competition design should provide conditions for the maintenance and affirmation of this resource. In building the program concept, one should strive to provide a content structure on the street side that will continuously generate a typological, social and economic number of users adequate to the capacity and relevance of the location.
- Contents and design of the block landscaping should be planned and conceived emphasizing the urban character of landscaping, in terms of both design and contents.
- The traffic matrix from the valid planning documents, given in the competition documents, is a fixed competition design element. Vehicle access to the subject area is possible from Svetozara Markovića and Kralja Milutina streets. Vehicle access is not allowed from Kralja Milana Street.
- The proposed solution must not endanger the greenery within the limits of the wider competition scope and the possibilities of its improvement, which refers primarily to the tree lines along Kralja Milana, Svetozara Markovića, Kralja Milutina and Nemanjina streets.
- Enable the application of materials of adequate physical, functional and environmental characteristics, in accordance with the program and exploitation needs of the purpose and regulations in terms of highest level safety and infrastructure equipment.
- All accesses, maneuvering spaces and passageways should provide conditions for unimpeded movement for persons with disabilities, children and the elderly in accordance with accessibility standards.

4.3.3. Recommendations in space formation

- Affirmation of the quality of the monumental city area urban concept from Kalemegdan, through Terazije, to Slavija with an emphasis on the city ambiance urbanity.

- Fitting into a coordinated series of attractive spaces that maintain and affirm the whole of Slavija in the overall concept.
- Dynamics of physical structures and spatial articulation by the principles of "classical" blocks, organization of space that allows flexibility of contents and spatial coherence of diverse physical structures and functional integrity of different contents.
- Preservation of the urban street character, which is an integrative element in the Belgrade matrix.
- The urban organization of space should affirm the specificity of this part of the city at the macro and micro level.
- It is understood that all interventions on this area will be representative, have a unique character of individual segments harmonized with the whole.
- Strive to maintain the intensive and exciting character of Slavija in terms of visual characteristics and ways of functioning, which is manifested in the type and relationship of present contents, as well as in architectural characteristics, through dynamic relationships of physical structures, visual and shape contrasts, etc.
- The relationship between the regulation and construction lines, as a component of the space identity, in the current state of the subject space and the immediate environment, coincide and form blocks with the peripheral construction of clear horizontal articulation, which should be an important element for establishing continuity in interventions for new buildings. It is recommended to transform the narrower competition scope zone by planning the new construction of mutually built-in buildings on the regulation line and forming a compact block.
- Affirmation of macro and micro views.

4.3.4. Urban and parametric conditions and guidelines

Urban indicators for plots and buildings	
basic area purpose	<ul style="list-style-type: none"> · Mixed city center · Housing to commercial facilities ratio 0 - 80%: 20% - 100% · On the ground floor of the planned facilities, commercial facilities are mandatory
plot occupancy index	<ul style="list-style-type: none"> · Occupancy index ("Z") on the plot is up to 60%, exceptionally 70% - if the percentage of commercial contents is higher than 50% of the total GFA · The occupancy index of corner buildings can be increased by 15%
lot coverage index	<ul style="list-style-type: none"> · Lot coverage ("I") on the plot is up to 4.0 · Lot coverage of corner buildings can be increased up to 15%
building height	<ul style="list-style-type: none"> · The maximum height of the building cornice is 32.0m, and the maximum height of the building is 37.0m, which defines the planned number of floors GF + 8 + A. · Maximum height of buildings (relative to the street width): <ul style="list-style-type: none"> ◦ 1.5 street width ◦ If the construction line is withdrawn from the regulation line, the distance between the construction lines is relevant
construction of new buildings and position of the building on the plot	<ul style="list-style-type: none"> · The basic size of the building should be placed on the regulation line · The construction line of the underground parts of the building (garages, etc.) can coincide with the plot boundaries, and the maximum occupancy of the underground floors is up to 85% of the plot area.
distance from the side plot boundary	The following rules apply to buildings or parts of the buildings that are withdrawn from the lateral plot boundary:

	<ul style="list-style-type: none"> · The minimum distance of the building with the openings of the auxiliary premises on the side facades (1.6m opening parapet) from the side plot borders in this zone is 1/5 of the building height · The minimum distance of the building with openings of residential or business premises on the side facades, from the side plot borders in this zone is 1/3 of the building height
distance of the building from the side neighboring building	<p>Distances from the neighboring building are applied to check and possibly correction the distance from the plot side borders, i.e. when the building on the neighboring plot is of good rating, but at a shorter distance than allowed:</p> <ul style="list-style-type: none"> · The minimum distance of the building with openings of auxiliary and business premises on the side facades, (1.6m opening parapet) from the side adjacent building in this zone is 1/3 of the higher building height · The minimum distance of the building with openings of living spaces on the side facades, from the side adjacent building in this zone is 1/2 of the higher building height
distance from the last plot boundary	<ul style="list-style-type: none"> · The distance of the construction line of the planned building from the last plot line is at least 1/2 of the building height. · For corner plots, the distances from the side plot boundaries and the distances from the side adjacent buildings apply.
minimum mutual distance of buildings on the same plot	<ul style="list-style-type: none"> · If the opposite buildings have openings on the facades, the mutual distance is at least 2/3 of the higher building height. · If the opposite buildings do not have openings on the facades, the mutual distance is at least 1/2 of the higher building height.
ground floor level	<ul style="list-style-type: none"> · For buildings of non-residential purpose (business) on the ground floor, the ground floor level is up to 0.2 m higher than the highest level of the access road, i.e. zero level
green and free areas	<ul style="list-style-type: none"> · The minimum percentage of free areas on the plot is 40%, exceptionally 30%, if the percentage of commercial contents is higher than 50% of the total GFA · The minimum percentage of green areas on the plot in direct contact with the ground (excl. underground facilities and/or floors) is 10%;

The stated urban parameters and guidelines are given according to the Belgrade GRP. The detailed spatial-program check, which is the subject of this competition, also aims to establish the level of urban parameters affirmative for the subject space. In that sense, the competition design needs to spatially review the capacities and construction rules envisaged by the GRP.

Any deviations from the GRP values in terms of greater than the maximum prescribed urban parameters or less than the minimum allowable distances, conditioned by the specific shape and proportions of the building or plot and construction in the immediate vicinity should be substantiated in the competition design.

4.3.5. Guidelines and recommendations for treating architectural and cultural heritage

The area of Slavija belongs to the area of general urban renewal, which implies the combined application of integrative conservation, urban renewal and spatial planning, harmonized according to the scope and value of the architectural heritage.

The subject block belongs to the zone of ambiance under construction with a recommendation for remediation of the existing condition with a larger scope of interventions (replacement of the construction body of poor rating, new construction of undeveloped space, interpolation, etc.)

From the aspect of protection of cultural goods and in accordance with the Law on Cultural Heritage ("Official Gazette of RS", No. 71/94), the area within the competition scope is not declared cultural property, is not within the spatial cultural-historical unit and is not within the preliminary protected unit. The letter of the Institute for the Protection of Cultural Monuments (number R20/21 of 20/01/2021) issued for the purposes of drafting a new detailed regulation plan, notes that part of the block is located within the "Zapadni Vračar" unit which was included in the record of property enjoying preliminary protection. "Having in mind that the protection measures on the subject unit in accordance with the provisions of the Law on Cultural Heritage were applied until December 25, 2020, we inform you that at this time it is not necessary to obtain conditions for technical protection measures on the subject area."

Within the block between Nemanjina, Svetozara Markovića, Kralja Milana and Kralja Milutina streets, there are no buildings of immediate interest for preservation, i.e. which would be obligatory to keep from the aspect of protection of cultural heritage.

Buildings at 43, 47 and 49 Svetozara Markovića Street represent a segment of the historical ambiance of Belgrade, valorized in the current DRP as ambient value and as such can be retained in the existing state of construction with the possibility of reconstruction, restoration, revitalization, as well as extension to the maximum height, primarily in plot interior to harmonize and connect the newly planned construction and existing facilities within the block.

4.3.6. Design guidelines and recommendations

The modern architectural expression in the design of new buildings is conditioned by respect for inherited values. A unique block design solution is recommended to avoid partial interventions that could disrupt the integrity and attractiveness of the street front. It is understood that all interventions on the subject block are representative, have a unique character, without unification. In terms of building shape, originality in the author's expression is mandatory. Special attention should be paid to exterior finishing materials.

The new physical structure should be formed as a part of a compact block which is connected by certain elements into a whole of high aesthetic values. It is necessary to apply concepts that are environmentally justified and energy-efficient.

All interventions on the site should be appropriate to its significance in the city structure. Careful planning and harmonization of the elements forming the volumetry of the entire block should strive for the most affirmative attitude towards the values of the environment. The multi-story buildings in Svetozara Markovića Street (GF + 7 + A) and Kralja Milutina Street (GF + 5 + A), as the existing spatial dominant of the block, should not be treated as a benchmark for planning future construction.

Considering that the area along Nemanjina Street has already been defined, without the possibility of intervention, the new construction in the remaining part of the block should strive to unify the height regulation of the block.

4.3.7. Guidelines and recommendations for traffic areas

Vehicle traffic

Vehicle access to the complex, including the underground garage entrance/exit, can be provided only from Svetozara Markovića and Kralja Milutina streets, at a minimum distance of 15 m from the intersection (measured from the regulation line of the cross street). When designing vehicle accesses from Kralja Milutina Street, allow for the existing taxi stand plan to be retained. Vehicle access to the plots from Kralja Milana Street is not allowed.

Vehicle accesses should be sized depending on the width of the accessing street, planned purposes and types of vehicles that will serve the contents (passenger, cargo / delivery, fire ...) so that the conditions of passability are met, i.e. that every vehicle can enter and exit with plots by going forward without additional maneuvering in the street zone.

In the situation of the expected application of the plot access control system, it is obligatory to provide an entrance part on the belonging plot, so that the vehicle waiting for access does not interfere with the functioning of traffic on the surrounding street network.

Vehicle parking needs for newly planned facilities should be addressed within the associated construction plot in the facility zone, in the underground garage.

The maximum occupancy of the underground garage is 85% of the plot area. If the construction line of the underground garage goes beyond the building size, the upper elevation of the garage slab on flat terrain must be harmonized with the terrain elevation, backfilled with earth and landscaped.

Plan the garage in several underground levels to meet the parking capacity needs of the planned construction and the norms. The garage space organization, in terms of the parking space size and maneuvering space relative to the parking angle, capacity and maximum distances of evacuation routes for users, should be designed in accordance with regulations, which includes:

- Clear height of the garage (counting from the floor to the lowest point of the installation elements) of at least 2.20 m;
- Right angle parking spaces (at an angle of 90°) should be provided with size not less than 2.5 m x 5.0 m;
- For residential and residential-business buildings with more than 10 housing units, out of the total number of parking spaces, provide at least 5% of parking spaces for persons with disabilities of prescribed dimensions: for right angle parking at least 3.7 m x 4.8 m and 5.9 m x 5.0m for two connected parking spaces.

Entrances/exits of the underground garage should be provided in an adequate number and of adequate capacities in accordance with the regulations, which, among other things, means:

- for medium garages at least one two-way entrance/exit or two one-way (one entrance, one exit):
- for large garages, at least two two-way entrances/exits.

Overcoming height differences - entrance/exit to the garage and between the garage levels should be provided by ramps of slope, characteristics and capacity in accordance with regulations, which, among other things, means:

- that the car ramps for access to the garage are designed behind the sidewalk, i.e. behind the regulation line
- ramp inclination for passenger vehicles of maximum 12% for open or 15% for closed / heated ramps;
- ramp inclination for trucks maximum 9%;
- minimum width of the traffic lane in one direction at straight ramps for the movement of passenger vehicles of 2.75 m;
- widening of the traffic lane on curves in the case of roundabouts; - for garages where high interchangeability of vehicles is expected, the recommendation for the width of the one-way traffic lane is 3.0 m.

Parking standards

PLANNED PURPOSE	STANDARDS FOR DEFINING THE MINIMUM NUMBER OF PARKING SPACES
housing	· 1.5 PS per apartment *
commercial facilities	<ul style="list-style-type: none"> · 1 PS per 50m² of retail space of trade facilities · 1 PS per 60m² NBA of administrative or business space · 1 PS per 2 set tables with 4 chairs of catering facility · 1 PS per 2-10 hotel beds depending on the category · 1 PS per 50m² of retail space of shopping malls, hypermarkets · 1 PS per 3 refueling stations points + 1PS per 25m² of cafes / restaurants + 1PS per 0.5 jobs on the car wash line · 1 PS per 50m² of usable area of business units or 1PS per business unit, for the case when the usable area of the business unit is less than 50 m²
infrastructure facilities and complexes	· on the belonging plot depending on the technological process

* Due to the location attractiveness, it is necessary to provide higher parking capacities than given on the basis of the GRP standards.

In the accompanying competition documents: III GUIDELINES OF COMPETENT INSTITUTIONS, complete Conditions of the Secretariat for Traffic of the City Administration of the City of Belgrade are enclosed

Pedestrian traffic

Given the attractiveness of the location and the planned facilities and capacities, intensive pedestrian flows are expected. Pedestrian areas (paths and sidewalks) are an integral element of the transverse profile of peripheral city roads.

In addition to the area along the traffic routes, pedestrian movements should be planned through the open and green areas of the block.

Design pedestrian areas in accordance with accessibility standards for unimpeded movement and access for people with disabilities, children and the elderly.

4.3.8. Guidelines and recommendations for free and green areas

Landscaping and arrangement should contribute to the identity of the new space along with the planned structure of the buildings. The green areas of the block landscaping should be planned so that they do not represent casual larger or smaller vacuums. Given the proximity of the Manjež Park, which represents a special value in a broader spatial sense, as well as the new Slavija Square piazzetta which give additional quality to space and purpose, it is purposeful to conceptualize the ground floor arrangement of the block in a way that provides continuous connection and inclusion of these areas as participants to the content and activities that can be organized in them.

Design and plan the block interior to become an integral organic part of the public landscape core, not a "green application." In that way, the complexity and multipurpose of this block is affirmed and qualitatively raised to a higher level.

- The minimum percentage of free areas on the plot is 40%, exceptionally 30%, if the percentage of commercial contents is higher than 50% of the total GFA
- The minimum percentage of green areas on the plot in direct contact with the ground (excl. underground facilities and/or floors) is 10%;
- Preserve the existing green areas and quality vegetation on the plot and emphasize the decorative character of green areas;
- Plan representative and purposely grown seedlings of high woody vegetation (deciduous and coniferous), leaf and flower decorative forms of deciduous and evergreen shrubs, seasonal flowers and grass areas;
- Plan 1-2% of terrain slope (covered surfaces) which enables normal drainage of surface water to the surrounding porous soil or storm drain, for which it is necessary to provide drainage elements (earthen gutters, canals);
- Arrange roof surfaces, of final and lower floors, if possible, as green roof terraces. If there are spatial conditions, the recommendation is to plant quality purposely grown hardwood seedlings in cassettes of 2.5 x 2.5 m indicative size. Greening of flat roofs of above-ground buildings should be on a minimum of 30 cm of soil substrate;
- If due to the underground floors it is not possible to form the required percentage of free soil for landscaping, the prescribed amount of greenery is to be compensated within the roof green areas, vertical landscaping and installation of decorative flower pots.
- Visually emphasize traffic communications and squares with greenery, tree lines and street lawns. Open spaces can be enriched with water surfaces (water mirrors, fountains, nozzles in the sidewalk). Materials for paths and plateaus and garden-architectural elements should be harmonized with the materials applied on the buildings.

In the accompanying competition documents: III GUIDELINES OF COMPETENT INSTITUTIONS, complete Conditions of JKP Zelenilo Belgrade are enclosed.

4.3.9. Infrastructure guidelines

Within the building, it is necessary to provide all standard rooms and spaces for the implementation of all installation systems that this type of building requires in accordance with the standard: water supply and drainage installations, electrical, telecommunications and signaling installations, heating, air conditioning and ventilation in accordance with regulations on technical safety, fire protection and environmental protection.

From the point of view of infrastructural equipment, it is possible for the subject contents to connect to the communal infrastructure (electric power, telecommunication, water supply, sewerage, hot water) in the necessary capacity.

4.3.10. Guidelines in relation to natural conditions

Since it is a built urban area, the natural conditions are less pronounced. However, an important characteristic of the subject area is the natural depression between the ridges in the center of Belgrade, which gives it the character of a natural center and thus predetermines the role of a traffic intersection and the confluence of a number of other streams.

The relief allows easy access from all sides, the engineering-geological characteristics do not set special restrictions for construction. The development of buildings transversely against the isohypses is the most favorable from the aspect of engineering geology and parallel to the direction of basic wind currents.

The competition scope in the area of Kralja Milutina Street and, in part, Kralja Milana Street is directly exposed to the southeast wind, i.e. Košava that blows throughout the year (average speed from 25 to 45 km/h, and storm surges up to 130 km/h). North and northwest winds are most pronounced in the winter, and the area of Svetozara Markovića Street is directly exposed to them.

When forming the spatial solution, it is necessary to provide favorable conditions of insolation by the position of the building, especially for residential purposes.

The primary criterion for determining the mutual position of buildings relative to insolation conditions is the length of the cast shadow. Insolation conditions are variable throughout the year and during the day. Starting from the fact that solar radiation is most needed and most pleasant in winter, around noon when the air is most transparent, it is concluded that as a measure of the distance between buildings, we should take the length of the shadow cast in the winter solstice, between 10 am and 2 pm.

As a criterion for the insolation distance between the opposite buildings, it is assumed that the residential premises have at least 2 hours of sunshine in the winter. It is necessary to allow for the insolation of free and green areas.

5. WORK EVALUATION CRITERIA

In addition to respecting and meeting the conditions from the program and the competition task, and the compliance of the competition design with the given urban conditions and recommendations, the Jury will evaluate the competition works by the following general criteria:

- The character and improvement quality of the urban identity of the area in the context of the immediate and wider environment;
- Program and economic justification of the proposed design;
- Clear spatial concept, recognizable in the basic idea;
- Distribution of purposes and contents in space, functionality of the proposed design;
- Urban and architectural shaping and ambient characteristics of the design of the unit and characteristic parts;
- Context, architectural and cultural heritage treatment;
- Cost-effectiveness of design in construction and exploitation;
- Approach in accordance with the principles of sustainability (environmentally and energy sustainable solutions, preservation and improvement of environmental quality);
- Implementability of design in accordance with the competition requirements;
- Persuasiveness of arguments - clarity of communication through graphic attachments.

6. COMPETITION RULES

6.1. Conditions for participating in the competition

Pursuant to Article 28 of the Rulebook on the method and procedure for the announcement and implementation of urban and architectural competitions (" Official Gazette of the Republic of Serbia", number 31/2015), all natural persons with acquired high education (university degree) in the field of architecture are entitled to participate in the competition, regardless of their territorial affiliation and personal characteristics, as well as all legal persons that have appointed a person with acquired high education in the field of architecture.

Participants in the competition are free to include in their teams experts from other professions who could contribute with their professional opinions and knowledge to improvement of competition solutions, as well as students. Competition participant may not be person who is directly engaged in preparation and conducting of Competition, or is relative or directly cooperate with such person, nor can it be person who is member of management or is employed with the institution that announced this competition.

Mandatory conditions for participation at the competition

- Competition design must be submitted in timely manner and in a way stipulated by the Competition Announcement.
- Competition design must follow all the requirements of technical and layout formatting and must contain all parts determined by the competition announcement.

6.2. Conditions for conducting the competition

The competition is announced in accordance with the Rulebook on the method and procedure for the announcement and implementation of urban and architectural competitions ("*Official Gazette of RS*" No. 31/2015), (hereinafter: The Rulebook)

Each competitor who has taken the competition Documentation is granted the right to take part in competition.

By submitting an entry to competition, each participant accepts the propositions of this competition.

6.3. Content of the competition work - required competition bases and documentation

Participants shall submit the competition work in electronic form, and detailed instructions for naming documents and marking competition attachments are given in Chapter 6.4.

The contents of the competition work shall include:

1. Graphic attachments - 2D
2. Graphic attachments - 3D
3. 3D animation
4. Volume with textual and graphic attachments
5. Small poster for the electronic exhibition

The competition work and all attachments submitted with the competition work shall be compiled in Serbian or English.

All participants shall submit the following documents as part of the competition survey:

1. GRAPHIC ATTACHMENTS - 2D views:

1.1. Competition area in the context of the wider environment

- Conceptual plan.....R = 1: 1000

1.2. Composition plan - layout of physical structures, weights, and their spatial relations

(*wider competition scope*)

- Site view (with cast shadows).....R = 1: 500

1.3. Spatial and programme design of the competition area

(*narrower competition scope*)

- Assembly plan - disposition of contents and purposes in space, their positions and characteristics, number of floors of built structures, functional relations, traffic and leveling design, pedestrian movement.....R = 1: 250
- Site view of the landscaping design - landscaping, traffic area design (pedestrian, vehicle, stationary) and green area design.....R = 1: 250

1.4. Urban and architectural design of planned construction (*narrower competition scope*)

- Plans of underground floors, ground floor, mezzanine, etc., standard floor plan, top floor plan and other characteristic floor plans.....R = 1: 250
- Characteristic cross-sections of the complex with coverage of neighboring building silhouettes and ambiances on the cross-section route.....R = 1: 250
- Characteristic views of the complex with coverage of the neighboring building appearances and ambiances on the appearance route.....R = 1: 250

2. GRAPHIC ATTACHMENTS - 3D views:

2.1. 3D views of the complex with the neighboring ambiances and buildings coverage at the discretion of the competitor, of which two are required, as follows:

- View of the complex from the Slavija Square direction.
- View of the complex from the direction of Kralja Milana Street towards Slavija Square

2.2. 3D views of characteristic ambiances in the complex at the discretion of the competitor

3. 3D ANIMATION

lasting up to one minute

Note: Graphic attachments - 2D views, Graphic attachments - 3D views shall be submitted as files in *.pdf* format, not in poster form.

4. VOLUME WITH TEXTUAL AND GRAPHIC ATTACHMENTS

in *.pdf* format, 29.7x21cm in size (A4), landscape-oriented pages, with illustrations in 150 PPI resolution.

The volume should contain:

- Design explanation, up to 1000 words, as a supplement to graphic attachments. The explanation should be clearly structured and prepared according to the required Programme objectives and criteria;
- Completed tables given in the tender documents - Balances of capacities and achieved urban parameters by purposes and functional units and total balances of capacities achieved by the competition design;
- All graphic attachments reduced to A4 format.

5. SMALL POSTER FOR ELECTRONIC EXHIBITION

in *.jpg* format, in 1920x1440 pixels in RGB system, landscape-oriented, with illustrations in 150 PPI resolution.

Participants are free to select one or more attachments (on one poster) they deem most appropriate for this purpose. The work code should be written on the poster. This attachment must also be anonymous.

All of the above elements and attachments of the competition survey, textual and graphic attachments of the above contents, are obligatory parts of the competition work. Papers that do not contain the above and required elements and attachments shall not be considered.

6.4. Competition work equipment

All graphic attachments, each sheet in the volume, and posters shall be marked with a unique code in the upper right corner of each sheet (Arial font, Bold, size 50pt for graphic attachments, or 24pt for the volume). The unique code shall consist of two letters and five Arabic numerals chosen by the author. The sheets shall be marked with ordinal numbers in the lower right corner. The text font in the volume shall be Arial, size 11pt.

The language of the competition shall be Serbian or English.

The competition work shall be submitted in one or two packed/compressed folders (electronic *.zip*) solely named by the selected code of five Arabic numerals and two letters.

The first packed ("zipped") folder, no larger than **25 MB**, shall contain:

- GRAPHIC ATTACHMENTS - 2D and GRAPHIC ATTACHMENTS - 3D, defined in Chapter 6.3 under 1 and 2, in *.pdf* format;
- VOLUME, 29.7x 21cm in size (A4), defined in chapter 6.3 under 4, in *.pdf* format;
- SMALL POSTER FOR ELECTRONIC EXHIBITION, defined in chapter 6.3, under 5, in *.jpg* format.

The second packed ("zipped") folder, not larger than **25 MB**, may be submitted separately with the same code and added word "animation" (e.g. "AB12345_animation") and shall contain:

- 3D ANIMATION lasting up to 1 minute

The participant in the competition shall submit the competition work electronically at: <https://konkurs-slavija-manjez.rs/>

The deadline for submission of competition works is**04. 10. 2021. by 11:59 pm (GMT +1).**

The competition work that the announcer has not received within the given deadline for submitting competition works, i.e., received after the expiration of the day and hour by which the competition works may be submitted, shall be deemed untimely and shall not be considered.

Each participant is allowed to submit only one competition work without variant designs.

After the deadline for submission of competition works, the participant in the competition cannot withdraw or change their competition work.

6.5. Author's envelope - the content of the competitor's statement

Along with the electronic submission of the competition work, the participant shall send by mail a sealed envelope marked "AUTHOR" and containing on the back the selected work code of two letters and five Arabic numerals, Arial font, Bold, 50. The envelope shall be sent to *Association of Belgrade Architects, Kneza Miloša 7a/III, 11 000 Belgrade, Republic of Serbia (Društvo arhitekata Beograda, Kneza Miloša 7a/III, 11 000 Beograd, Republika Srbija.)*.

The author's name must not be written on the envelope so as not to violate anonymity.

The envelope shall contain:

- Text document in A4 format containing:
 - The selected used code of five Arabic numerals and two letters;
 - Name(s) of the author with signatures;
 - Statement of acceptance of the conditions of the competition;

- Name and surname of the person authorized to represent (may or may not be one of the authors);
- E-mail address for sending the jury's decision;
- Address and contact phone;
- Statement in which the author or the author team declares whether they want the work to be exhibited at the public exhibition under the code (anonymously) or the author's name;
- Statement in which the author or the author team declares on the manner of distribution of the award in percentages, with data and instructions for payment for all the above persons;
- Printed SMALL POSTER FOR ELECTRONIC EXHIBITION for exhibition reduced to 29.7x 21cm (A4), landscape-oriented

The deadline for sending the envelope is **04.10. 2021. by 11:59 pm (GMT +1).**

Anonymity when sending the "AUTHOR" envelope by mail can be ensured by:

- sending by ordinary mail without a return receipt with the appropriate number of postage stamps (depending on the country of the sender);
- opening a P.O. box for receiving a return receipt;
- sending via express mail service (DHL, FedEx, etc) with anonymous sending note ("AUTHOR" envelope inside the sending envelope with no indication of the AUTHOR code).

6.6. Competition deadlines

The beginning of the competition/ launch of competition.....**05.07.2021.**

The competition Documentation can be downloaded free of charge from the website of the Association of Belgrade Architects: www.dab.rs or from the link: <https://konkurs-slavija-manjez.rs/>

Participants can ask questions about the competition until the end of the competition period.

Questions and requests for additional information or clarifications shall be submitted exclusively on the official website: <https://konkurs-slavija-manjez.rs/>

The answers of the Jury to the questions asked, and only to the questions related to the announcement and the Programme of the competition, shall be published on the official website of the Competition within five days.

The deadline for submission of competition works is**04. 10. 2021. by 11:59 pm (GMT +1).**

Announcing competition results**25.10. 2021. by 11:59 pm (GMT +1).**

The results shall be published on the website of the Association of Belgrade Architects: www.dab.rs and <https://konkurs-slavija-manjez.rs/>

Awarded and unawarded works shall be posted in electronic format on the Association of Belgrade Architects website www.dab.rs and <https://konkurs-slavija-manjez.rs/> within 30 days from the day of publishing the Competition results. With all the works, the basic data of works will be published (work code, award, name(s)) of the author, unless otherwise indicated in the application for the Competition.

6.7. Type and amount of awards

If at least six works arrive by the set deadline and if they meet the conditions of the competition, the following prizes shall be awarded from the total net prize fund of EUR 30,000.00 according to the following distribution:

- First prize EUR 15,000.00
- Second prize EUR 10,000.00
- Third prize EUR 5,000.00

The jury shall distribute the prizes in all respects following the provisions of the Regulations, with the possibility of a different distribution of prizes within the provided prize fund.

The Announcer shall pay out the authors of the selected and awarded competition works according to the Jury decision and the Competition documents – announcement within 30 days from the date of confirmation of the Jury decision by the Announcer.

6.8. Composition of the jury and reporters

President of the Jury:

- Prof. Ivan Rašković, Architect, Belgrade, Serbia ,

Jury members:

- Prof. Krešimir Rogina, Architect, Zagreb, Croatia
- Simon Frommenwiler, Architect, Basel, Switzerland
Co-Founder HHF Architects, Lecturer Harvard Graduate School of Design
- Marko Stojčić, Architect, Chief urbanist of the city of Belgrade, Serbia
- Vuk Đurović, Architect, Belgrade, Serbia
- Milka Gnjato, Architect, Belgrade, Serbia
- Tatjana Petrov, Architect, Belgrade, Serbia

Reporters:

- Sanja Vranić, Architect, Belgrade, Serbia
- Tamara Petrović, Architect, Belgrade, Serbia

Competition Secretariat:

Association of Belgrade Architects

6.9. Legal and financial consequences for the type and amount of the award and conditions for the protection of copyright and transfer of author property rights to the investor

- The author of the competition work shall be considered the participant who prepared the competition work and thus published the original work under his/her own name by submitting it to the competition. The author team comprises the signatories of the competition work, co-authors, and thus the holders of all joint copyrights.
- By submitting the competition work, the authors (author team) transfer all author property rights to the Announcer, temporally and spatially unlimited, if the work in question has been awarded or purchased.
- Awarded and purchased works can be used in whole or in parts and shall be adapted to the situation on the field, or spatial and technical capabilities and limits, through the development of planning and technical documents, which means that they can be changed, reworked and revised in the way that suits the Announcer best, without any subsequent consent or conditionality by any of the authors.

- The Announcer has no obligation to hire the author as the executor of the planning and technical documentation.
- If necessary and if there is a mutual interest, the Announcer may consult the authors of the awarded and purchased works during the further project elaboration, and the authors shall provide consulting services to the extent necessary. A special agreement shall regulate any possible cooperation of the parties.
- Authors reserve the right to publish their works.
- The Announcer is entitled to use all submitted works, publish them, and promote the competition results.

ATTACHMENTS TO THE PROGRAMME- BASIS AND ACCOMPANYING DOCUMENTATION

I INFORMATIVE GRAPHIC ATTACHMENT

- Competition scope with the positions of the given directions
- Limits to the competition area

II GRAPHICAL DIGITAL DATA

- Digital cadastral plan
- Cadastral-topographic map
- Copy of line plan
- Orthophoto
- Attachments plan in R 1: 1000 and 1: 500
- Attachments plan in R 1: 250

III GUIDELINES OF THE COMPETENT INSTITUTIONS

- JKP Zelenilo Beograd
- Secretariat for Transport, City Administration of the City of Belgrade
- Institute for the Protection of Cultural Monuments of the City of Belgrade

IV EXCERPTS FROM VALID PLANNING DOCUMENTS

- General Regulation Plan for the building area of the local self-government unit – the City of Belgrade, units I-XIX (*"Official Gazette of the City of Belgrade" No. 20/16, 97/16, 69/17, 97/17*)
- General regulation plan of green areas of Belgrade (*"Official Gazette of the City of Belgrade" No. 110/19*)
- Detailed regulation plan for the block between Nemanjina, Svetozara Markovića, Kralja Milana (Srpskih vladara) and Kralja Milutina streets (*"Official Gazette of the City of Belgrade" 53/15*)
- Detailed regulation plan for the areas between Kralja Milana, Resavska, Nemanjina and Svetozara Markovića streets, CM Savski venac (*"Official Gazette of the City of Belgrade" No. 11/19, 65/12 – as amended*)
- Detailed regulation plan for the Slavija Square, CM Vračar and Savski venac, (*"Official Gazette of the City of Belgrade" No. 30/15, repealed in the part implemented by the CPD for Belgrade*)
- Study for early public insight of CPD for the area between Kralja Milana, Beogradska, Njegoševa and Svetozara Markovića streets (*Decision on preparing CPD - "Official Gazette of the City of Belgrade" No. 138/19*)

V PHOTO AND VIDEO DOCUMENTATION

- Location photos
- Videos
- Historical photographs

VI OTHER DOCUMENTS FOR THE PROGRAMME

- Analyzes and studies of Slavija development
- Belgrade in maps and plans from the 18th to the 21st century
- Previous competitions in the area of Slavija
- Old Detailed Urban Plan (1979)

VII TABLES - Capacity balances by purposes and functional units and total balances achieved by the competition design

- Table 1. Surface balances and urban parameters by purpose
- Table 2. Capacity balances and urban parameters by zones (functional units)

In Belgrade, 05.07.2021.

Jury members:

Prof. Ivan Rašković, Architect
Prof. Krešimir Rogina, Architect
Simon Frommenwiler, Architect
Marko Stojčić, Architect
Vuk Đurović, Architect
Milka Gnjato, Architect
Tatjana Petrov, Architect